

3733 DRM 391  
Threatt Enterprises, Inc.  
T18.2-1-356

Mortgagee's Address:  
PO BOX 969, Greer, SC 29651

S. C.  
**MORTGAGE**

1527-434

WASLEY

THIS MORTGAGE is made this **10th** day of **December**, 19 **80**  
between the Mortgagor, **THREATT ENTERPRISES, INC.**

herein "Borrower", and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of **SOUTH CAROLINA**, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **SIXTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$64,500.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **December 10, 1980** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **December 1, 2010**

To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of **Greenville**, State of South Carolina:

**ALL that lot of land situate on the southerly side of Highmount Drive being shown as Lot No. 55 on a plat of Mount Vernon Estates Subdivision, Sheet One, Portion of Section One, prepared by Piedmont Engineers & Architects, recorded in Plat Book 4-X at page 20 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:**

**BEGINNING at an iron pin on the southerly side of Highmount Drive at the joint front corner of Lot 55 and Lot 56 and running thence with Lot 56 S 29-50 W 165 feet to an iron pin at the joint rear corner of Lot 55 and Lot 56; thence with Lot 52 and Lot 53 N 55-40 W 113 feet to an iron pin at the joint rear corner of Lot 54 and Lot 55; thence with Lot 54 N 20-00 E 155 feet to an iron pin on Highmount Drive; thence with said drive the following courses and distances: S 70-05 E 10 feet, S 64-13 E 98 feet and S 50-44 E 32 feet to the point of beginning.**

This is a portion of the property conveyed to Threatt-Maxwell Enterprises, Inc. by deed of William Thomas Smith, et al recorded on November 21, 1972 in Deed Book 961 at page 23 in the RMC Office for Greenville County. The mortgagor herein is the legal successor to Threatt Enterprises, Inc.

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which has the address of **(Lot 55) Highmount Drive Greer**  
**MOUNT VERNON ESTATES** Street City  
**S. C. 29651** hereon "Property Address"  
State and Zip Code

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property or the leasehold estate if this Mortgage is on a leasehold, are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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