

FILED
MAR 11 3 23 AM '81
SOUTH CAROLINA
R.M.C.

BOOK 1534 PAGE 804

MORTGAGE

THIS MORTGAGE is made this 10th day of March, 1981, between the Mortgagor, Premier Investment Co., 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 Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2011;

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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 35 on plat of Quail Ridge, Section Two, recorded in Plat Book 7C at page 74 and having the following courses and distances:

BEGINNING at an iron pin on Phillips Lane, joint front corner with Lots 36 and running thence along the joint line of said lots, N. 72-03 E. 150.0 feet to an iron pin; thence along the rear line of Lot 35, S. 17-57 E. 100 feet to an iron pin; thence with the joint line of Lots 34 and 35, S. 72-03 W. 150 feet to an iron pin on Phillips Lane; thence along Phillips Lane, N. 17-57 W. 100 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed by Quail Ridge Properties by deed recorded October 15, 1979 in Deed Book 1113 at page 546.

which has the address of Lot 35, Phillips Lane, Greer, S.C. 29651 (Street) (City) (herein "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 seized 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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