

AUG 27 3 29 PM '81

MORTGAGE

BOOK 1551 PAGE 90

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 27th day of August 1981, between the Mortgagor, A. & R. ASSOCIATES, INC. (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Hundred Ninety Seven Thousand Five Hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on;

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 those certain pieces, parcels, or lots of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 1 through 15, 17, 18, and 26 through 35, inclusively, as shown on Plat of OAK HOLLOW Subdivision, Section I, prepared by Dalton & Neves Co., Engineers, dated October, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 50, reference to said plat is hereby made for a more particular description.

ALSO:

ALL those certain pieces, parcels, or lots of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 19 through 25, and 36 through 47, inclusively, as shown on Plat of OAK HOLLOW Subdivision, Section No. 2, prepared by Dalton & Neves Co., Engineers, dated October, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 51, reference to said plat is hereby made for a more particular description.

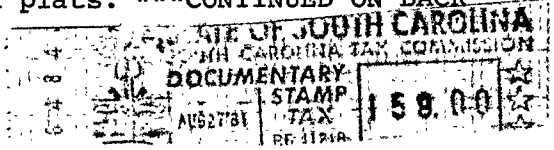
ALSO:

ALL those certain pieces, parcels, or lots of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 49 through 54, and 57 through 61, inclusively, as shown on Plat of OAK HOLLOW Subdivision, Section No. 3, prepared by Dalton & Neves Co., Engineers, dated October, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 61, reference to said plat is hereby craved for a more particular description.

ALSO:

ALL that certain piece, parcel or lot of land, lying and being in the State of South Carolina, County of Greenville, being known and designated as Cardinal Lake, as shown on above referred plats. ***CONTINUED ON BACK***

which has the address of [Street] (herein "Property Address"); [State and Zip Code]

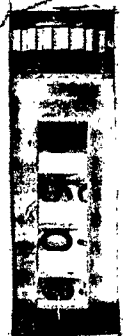


To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all 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 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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