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MORTGAGE

THIS MORTGAGE is made this 5th day of November, 1981, between the Mortgagor, Threatt Enterprises, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand Five Hundred & No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 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 December 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 lot of land situate on the southeastern side of Georgtown Circle in the County of Greenville, State of South Carolina, being shown as the major portion of Lot 32 on a plat of Eastgate Village Subdivision dated May 15, 1973 prepared by Piedmont Engineers and Architects, recorded in Plat Book 4-X at Page 31 in the RMC Office for Greenville County and also being shown on the plat of the property of Threatt Enterprises, Inc., dated November 4, 1981, prepared by Freeland and Associates, and recorded in the Office of the RMC for Greenville County in Plat Book 3-01 at Page 57 and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Georgtown Circle at the joint front corner of Lot 31 and Lot 32 and running thence with Lot 31 S 78-35 E 90.23 feet to an iron pin at the joint rear corner of Lot 31 and Lot 32; thence S 44-14 W 47.7 feet to an iron pin; thence S 25-33 W 78.7 feet to an iron pin at the joint rear corner of Lot 32 and Lot 33; thence with Lot 33 N 31-03 W 99.3 feet to an iron pin on Georgtown Circle; thence with said circle N 52 -51 E 25 feet to an iron pin; thence still with said circle N 23-43 E 25 feet to the point of beginning.

This is the same property conveyed to Threatt-Maxwell Enterprises, Inc. by deed of Ruby J. Dillard, recorded August 25, 1972 in Deed Book 953 at Page 224. Threatt Enterprises, Inc. is the legal successor to Threatt-Maxwell Enterprises, Inc.

DOCUMENTARY STAMP
1700

REVE, THOMPSON, ARNOLD & THOMAS
NOV 27 1981
Threatt Enterprises
538.13-1-32

which has the address of Georgtown Circle Greenville, South Carolina (herein "Property Address");

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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