

2-1977

BOOK 1560 PAGE 394

FILED  
GREENVILLE CO. S. C.  
DEC 23 3 39 AM '81  
DONN. W. WILKERSLEY  
M.C.

### MORTGAGE (Construction)

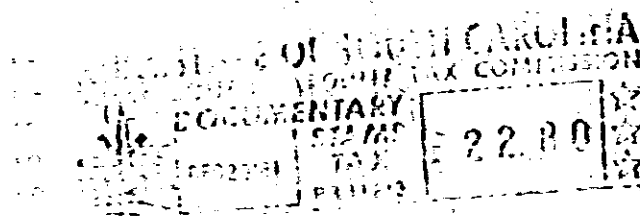
THIS MORTGAGE is made this 23rd day of December,  
1981, between the Mortgagor, Premier Investment Co., Inc.,  
(herein "Borrower"), and the Mortgagee, South Carolina  
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of  
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven thousand and no/100  
(57,000.00) Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated December 23, 1981, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on June 1, 1983.

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, (b) the performance  
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-  
rower dated December 23, 1981, 19    , (herein "Loan Agreement") as provided in paragraph 20  
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to  
paragraph 17 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 25 on  
plat of Quail Ridge, Section II, recorded in Plat Book 7C at page  
74 and having such courses and distances as will appear by  
reference to said plat.

Being a portion of the property conveyed by Quail Ridge  
Properties by deed recorded October 15, 1979 in Deed Book 1113  
at page 646.



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Derivation:

which has the address of Lot 25 Quail Ridge S/D, Section II, Greer,  
[Street] [City]  
South Carolina 29651 (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 im-  
provements 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, all fixtures now or hereafter attached to  
the property, and all appliances, building materials, and other moveables placed in or upon the property if the same  
were paid for, or were intended to be paid for, from the proceeds of this loan, 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 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 demand, 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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