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ERSLEY

# MORTGAGE

THIS MORTGAGE is made this 2nd day of February, 1982, between the Mortgagor, Threatt Enterprises, Inc.

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Three Thousand One Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2012;

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 certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the western side of Bellamy Court, in the County of Greenville, State of South Carolina, being shown as Lot No. 60 on a plat of Eastgate Village prepared Piedmont Engineers and Architects, Surveyors, dated May 31, 1973 and recorded in the Office of the RMC for Greenville County in Plat Book 4-X at Page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bellamy Court at the joint front corner of Lot 60 and 59 and running thence with Lot 59 S 78-31 W 107.5 feet to an iron pin at the joint rear corner of Lot 60 and Lot 59; thence N 22-33 E 125.7 feet to an iron pin at the joint rear corner of Lot 60 and Lot 61; thence S 48-05 E 76.0 feet to an iron pin on Bellamy Court; thence with said Court S 14-00 W 20 feet to an iron pin; thence still with said Court S 12-11 E 25 feet to the point of beginning.

This is the same property conveyed to Threatt-Maxwell Enterprises, Inc. by deed of C. Lee Dillard as Trustee for the Children of C. Lee Dillard, dated August 25, 1972 and recorded August 25, 1972 in the Office of the RMC for Greenville County in Deed Book 953 at Page 222. The Mortgagor herein, Threatt Enterprises, Inc., is the legal successor to Threatt-Maxwell Enterprises, Inc.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
FEB-5-82  
1728

LOAN OFFICER, ASSIGNED TO SAID  
2798  
Threatt Enterprises, Inc.  
S3813160

which has the address of Lot 60, Bellamy Court, Eastgate Subdivision,  
(Street) (City)  
Greenville, S.C. (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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