

FILED  
GREENVILLE CO. S. C.  
FEB 23 PM '82  
DONALD W. WATERSLEY  
R.M.C.

BOOK 1583 PAGE 94

# MORTGAGE

THIS MORTGAGE is made this 8th day of February, 1982, between the Mortgagor, DAVIDSON 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").

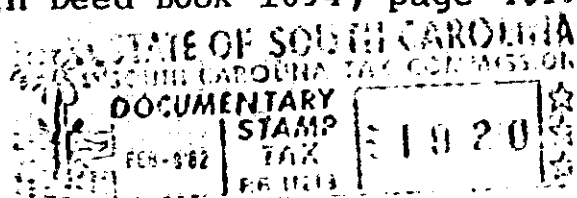
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 here with 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, with all buildings and improvements, lying at the northwestern corner of the intersection of Harness Trail with Paddock Place, in Greenville County, South Carolina, being shown and designated as Lot No. 50 on a plat of HERITAGE LAKES SUBDIVISION made by Heaner Engineering Company, Inc., dated March 11, 1974, revised October 20, 1977, recorded in the RMC Office for Greenville County, S. C., in Plat Book 6-H, page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Harness Trail at the corner of Lot No. 51 and running thence with the common line of said lots, N. 22-51-13 W., 183.84 feet to a point; thence along the line of Lot No. 49, N. 71-26-11 E., 123.71 feet to a point on Paddock Place; thence with the western side of Paddock Place, the following courses and distances: S. 33-11-00 E., 48.05 feet to a point, S. 37-42-21 E., 74 feet to a point, and S. 7-17-39 W., 35.36 feet to a point on Harness Trail; thence with the northern side of Harness Trail, S. 52-17-39 W., 60.66 feet to a point; thence continuing with said side of Harness Trail, S. 59-43-13 W., 75.4 feet to the point of beginning.

The above property is a portion of the same conveyed to the Mortgagor by deed of Comfortable Mortgages, Inc., recorded on December 29, 1978 in Deed Book 1094, page 469. re-recorded in Deed Book 1098, page 950..



which has the address of Lot 50, Harness Trail Simpsonville,  
(Street) (City)  
South Carolina 29681 (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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