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MORTGAGE

THIS MORTGAGE is made this 2nd day of March, 1982, between the Mortgagor, CHILDRESS CONSTRUCTION CO., 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").

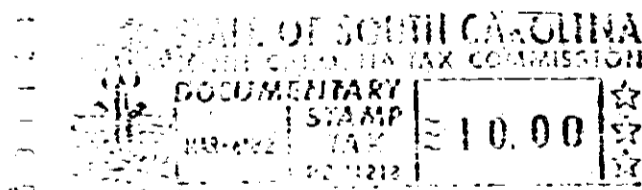
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand & no/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1986;

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.5 acres, more or less, as shown on plat entitled "Maple Creek Industrial Park", dated February 23, 1973, prepared by T. H. Walker, Jr., RLS No. 3182, recorded in the RMC Office for Greenville County and being more particularly described as follows:

BEGINNING at an iron pin on the line of Riley Pendergrass and running thence, N. 61-40 E., 589.2 feet to an iron pin; thence with the line of property of M. F. Henderson, S. 5-05 E., 461.5 feet to an iron pin; thence S. 74-23 W., 205.2 feet to an iron pin on Maple Creek Circle; thence with Maple Creek Circle, N. 12-24 W., 100.5 feet to an iron pin in cul-de-sac of Maple Creek Circle; thence with the cul-de-sac of Maple Creek Circle, the chords and distances as follows: N. 17-36 E., 50 feet; N. 34-54 W., 38.26 feet; N. 79-54 W., 38.26 feet; S. 55-06 W., 38.26 feet; thence S. 10-06 W., 38.26 feet; S. 77-36 W., 100 feet to an iron pin; thence S. 72-27 W., 73.6 feet to an iron pin; thence N. 32-54 W., 162.3 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of James E. Dodenhoff, Jr., et al, recorded in the RMC Office for Greenville County on May 21, 1973, in Deed Book 975 at Page 68.



which has the address of W. Butler Road, Mauldin, South Carolina 29662 (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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