

FILED
GREENVILLE S.C.
NOV 12 3 17 PM '82
DONNIE S. FANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this eleventh (11th) day of November, 1982, between the Mortgagor, Redca Builders, 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").

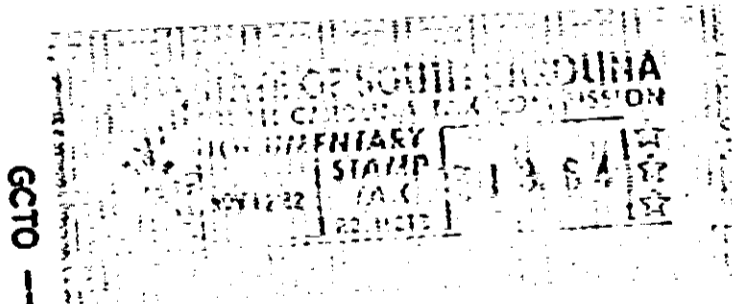
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand One-Hundred and no/100ths (\$34,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated Nov 11, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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, 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 situate, lying and being in the State of South Carolina, County of Greenville on the western side of Cardinal Drive, between Taylors and Greenville, South Carolina in Chick Springs Township, being known and designated as Lot No. 8 on a plat of property of Luis F. Moreno by Robert R. Spearman, R.L.S., dated September 15, 1982 as shown in Plat Book 9-F at page 20, reference being made to said plat for the metes and bounds thereof.

This is the same as that conveyed to Luis F. Moreno by deed of Mary Lois A. West dated October 8, 1982 and recorded October 12, 1982 in Deed Book 1175 at page 627 in the RMC Office for Greenville County, S. C.

This is the same as that conveyed to Redca Builders, Inc. by deed of Luis F. Moreno by deed dated and recorded concurrently herewith.



which has the address of Lot 8, Cardinal Drive, Taylors, S. C. 29687,
(City)
(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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