

FILED  
GREENVILLE S.C.

MAY 5 12 45 PM '83

DONNIE S. TANNERSLEY  
R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 19th day of April, 1983, between the Mortgagor, B. & D. Investments, (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 fifteen thousand two hundred & thirty-five & 12/100ths Dollars, which indebtedness is evidenced by Borrower's note dated 4/19/83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10/18/83;

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 tract of land lying in the Town of Fountain Inn, County of Greenville, State of South Carolina, shown as Lot 14 of Block A on a plat of Friendship Heights Subdivision, which plat is recorded in the RMC Office for Greenville County in Plat Book RR, Page 159 and a more recent plat of Deliah Ruth Hill as prepared by Richard D. Wooten, Jr., RLS, dated August 21, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-M, Page 87, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Friendly Street and running thence with said Street S. 29-00 W., 80.0 feet to an iron pin; thence N. 61-00 W., 180.0 feet to an iron pin; thence N. 29-00 E., 80 feet to an iron pin; thence S. 61-00 E., 180.0 feet to an iron pin on Friendly Street, the point of beginning.

This is the same property conveyed to B. & D. Investments by deed of The Kissell Company, and recorded in the RMC Office for Greenville County on 3/30/83, in deed book 1185, and page 207.

This is a first mortgage second to none.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAY 08 1983  
STATE TAX = 00.12

which has the address of Rt. 2, Lot 14 Friendly St. Fountain Inn, (City)  
South Carolina 29644 (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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