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R. L. W. FLEW

BOOK 1610 PAGE 125

MORTGAGE

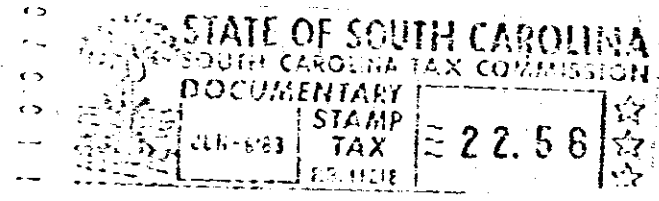
THIS MORTGAGE is made this 3rd day of June 1983, between the Mortgagor, Farnsworth-Shoemaker Builders, A South Carolina General Partnership, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the 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 Fifty-Six Thousand Four Hundred and No/100 (\$56,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 3, 1984.

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 County of Greenville, State of South Carolina, on the Northern side of Cane Creek Court, being known and designated as Lot No. 87 on plat of Gray Fox Run, recorded in the RMC Office for Greenville County, S. C. in Plat Book 5P, at Page 9, and being further shown on plat entitled Plot Plan for Darvin K. Shoemaker and Richard Farnsworth, dated April 22, 1983, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-7, at Page 90, and having, according to said plats, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Cane Creek Court, at the joint front corner of Lots Nos. 86 and 87, and running thence with the joint line of said lots, N. 18-20 E. 310.9 feet to an iron pin in the line of property now or formerly of V. A. Thomason; thence with the line of property now or formerly of Thomason, N. 11-42 W. 21.7 feet to an iron pin near the edge of Cane Creek; thence with the meanderings of Cane Creek as the line, the traverse line of which is S. 55-44 W. 122.6 feet to an iron pin; thence continuing with the line of said creek, the traverse line of which is S. 49-43 W. 201.9 feet to an iron pin in the line of Lot No. 88; thence with the line of Lot No. 88, S. 41-40 E. 170 feet to an iron pin on the Northern side of Cane Creek Court; thence with the Northern side of Cane Creek Court, the chord of which is N. 78-20 E. 50 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Threatt Enterprises, Inc., dated June 3, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1189, at Page 209, on June 6th, 1983.



which has the address of Lot 87, Cane Creek Court, Taylors,
(Street) (City)
S. C. 29687 (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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