# MORTGAGE

THIS MORTGAGE is made this.......10th...............day of.....June...................,
19.8.3., between the Mortgagor,....Premier. Investment. Co.,. Inc.........................
...............................................(herein "Borrower"), and the Mortgagee,...................
.AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION......., a corporation organized and existing
under the laws of...THE UNITED STATES OF AMERICA..., whose address is. 101 EAST WASHINGTON
STREET,. GREENVILLE, SOUTH CAROLINA...........................(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of. Seventy. Four. Thousand.......
...Nine. Hundred. and. no/100--------Dollars, which indebtedness is evidenced by Borrower's note
dated.......................(herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on... six. months. from. date
...................;

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 lying in the State of South
Carolina, County of Greenville, shown as Lot 5 on plat of Quail
Ridge, Section 4, recorded in Plat Book 9 F at page 51 and having
such courses and distances as will appear by reference to said plat.

Being a portion of the property conveyed by Lowell Cross by deed
recorded January 16, 1981 in Deed Book 1140 at page 915.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 13'83
29.96
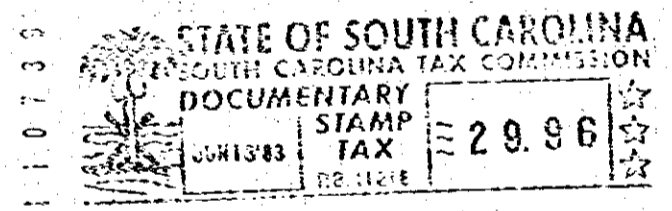
which has the address of...Lot. 5,. Timberridge. Drive,. Greer,. S.. C....29651.........,
                              [Street]                                          [City]
.............................(herein "Property Address");
      [State and Zip Code]

To Have and to Hold unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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.

SOUTH CAROLINA—1 to 4 Family 6 75 FNMA/FHLMC UNIFORM INSTRUMENT