

DONNIE S. TANKERSLEY  
R.M.C.

001 1517 833

# MORTGAGE

THIS MORTGAGE is made this 26 day of July, 1983, between the Mortgagor, THREATT ENTERPRISES, 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").

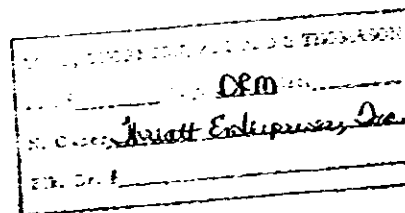
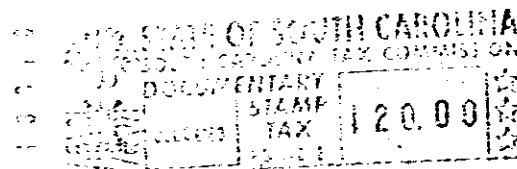
WHEREAS Borrower is indebted to Lender in the principal sum of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 180 days from date (January 22, 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 those lots of land situate in the County of Greenville, State of South Carolina, being shown as Lots Nos. 5, 16, 33, 34, 48, 51, 54, 55, 92, 103, 104, 117, 135, 137, 150, 151, 152, 153, 154, 155, 157, 159, 163, 164, 165, 169, 173 and 174, as shown on a plat of Dove Tree Subdivision, recorded in Plat Book 4-X at Pages 21, 22 and 23 in the RMC Office for Greenville County, reference being made to said plat for a more complete metes and bounds description.

LESS: That portion of Lot 117 previously conveyed by deed recorded in Deed Book 1141 at Page 762 and shown on plat recorded in Plat Book 8-L at Page 32 in the RMC Office for Greenville County.

This is the same property conveyed to the Mortgagor by deed of Dove Tree Realty, a Partnership, to be recorded herewith.



which has the address of Dove Tree Subdivision, Greenville, S. C. (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 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.

400 2 50491A01

1328-11-2