

FILED
GREENVILLE S.C.
JUL 14 2 54 PM '83
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1316 PAGE 36
BOOK 1625 PAGE 8

THIS MORTGAGE is made this 11th day of July,
19 83, between the Mortgagor, Rice Properties, 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 Two Hundred Twenty Thousand
and No/100 Dollars, which indebtedness is evidenced by Borrower's
note dated July 11, 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
July 11, 1986;

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 certain pieces, parcels or lots of land situate, lying and being in the
State of South Carolina, County of Greenville, being shown and designated as
lots 1 through 36, inclusive, as shown on plat of RICELAN CRREK SUBDIVISION,
prepared by James R. Freeland June 15, 1983, recorded in the R.M.C. Office for
Greenville County, South Carolina, in Plat Book 9-W at page 8, reference
to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor by M. Dewayne Rice and
Alvin H. Rice by deed June 13, 1983, recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
STAMP
TAX \$ 90.00

Individual lots shall be released from the lien of this mortgage at a
release price of Eleven Thousand Dollars (\$11,000.00) per lot.

which has the address of Bridges Road Simpsonville,
(Street) (City)
S. C. 29681 (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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 21)

4328-1723