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GREENVILLE
OCT 17 12 19 PM '83
DONNA W. SLEY

809: 1631 PAGE 81

MORTGAGE

THIS MORTGAGE is made this 14th day of October, 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-seven Thousand Six Hundred and No/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated October 14, 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 October 14, 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, with all improvements thereon, situate, lying and being on the western side of Cane Creek Court near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 88 of a subdivision known as Gray Fox Run and according to plat prepared by C. O. Riddle recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 9 has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Cane Creek Court at the joint front corner of Lots 88 and 89 and running thence with the joint line of said lots N. 70-00 W., 140.6 feet to an iron pin in the line of Lot No. 90; running thence with the joint line of Lots 88 and 90, N. 15-34 W., 103.5 feet to a point in the center of Cane Creek; running thence with Cane Creek as the line N. 59-08 E., 90.5 feet to a point in the center of Cane Creek at the joint rear corner of Lots 87 and 88; running thence with the joint line of said lots S. 41-40 E., 170 feet to an iron pin on the western side of Cane Creek Court; running thence with the western side of Cane Creek Court, S. 34-10 W., 24.5 feet; thence S. 20-00 W., 50 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Threatt Enterprises, Inc. of even date herewith.

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which has the address of Lot 88, 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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