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GREENVILLE

800-1531-832

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MORTGAGE

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THIS MORTGAGE is made this 20th day of October, 1983, between the Mortgagor, C. DAN JOYNER & CO., 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").

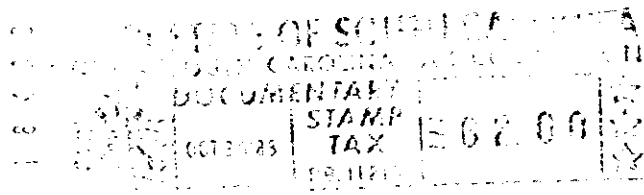
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty-Five Thousand & No/100 (\$155,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2003;

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 in the State of South Carolina, County of Greenville, in Austin Township, in the Town of Mauldin, being known and designated as Part Lot No. 3 as shown on plat entitled Property of C. Dan Joyner & Co., Inc., dated September 20, 1983, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 10-D, at Page 2, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Laurens Road (U. S. Highway 276), at the joint front corner of Lots Nos. 2 and 3, and running thence with the joint line of said lots, S. 46-42 W. 166.15 feet to an iron pin at a point in the line of Lot No. 4; thence with the line of Lot No. 4, N. 43-30 W. 90 feet to an iron pin on the Southern side of Whatley Circle; thence with the Southern side of Whatley Circle, N. 50-45 E. 174.5 feet to a nail on the Southwestern side of Laurens Road (U. S. Highway 276); thence with the Southwestern side of Laurens Road (U. S. Highway 276), S. 37-43 E. 78.1 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Riley D. McCard, dated August 5, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1062, at Page 10, on August 8, 1977.



which has the address of 122 South Main Street Mauldin,
(Street) (City)
S. C. 29662 (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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