

FILED
GREENVILLE CO. S. C.
OCT 31 3 16 PM '83
DUNN & WILKINS
R.M.C.

BOOK 1633 PAGE 388

MORTGAGE

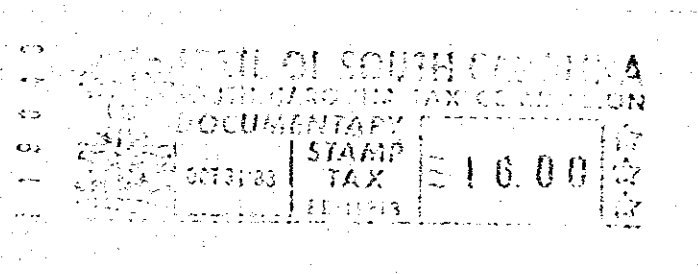
THIS MORTGAGE is made this 27th day of October,
1983, between the Mortgagor, SMITH & STEELE BUILDERS, INC.,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND and
no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated October 27, 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 27, 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 situate, lying and being
in the State of South Carolina, County of Greenville, being known and
designated as Lot No. 9 on a Plat entitled "Property of Greenville
Motor Boat Club, Inc." prepared by Dalton & Neves Engineers, dated
August 1949 and recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book Y, Page 21, reference to which is hereby
craved for the metes and bounds thereof.

The above described property is the same property conveyed to the
Mortgagor herein by deed of Wallace C. Steele dated July 7, 1982 and
recorded in the RMC Office for Greenville County, South Carolina, on
July 9, 1982 in Deed Book 1169, Page 901.



which has the address of Lot No. 9 Club Drive, 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 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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