

FILED
GREENVILLE S.C.
JUN 11 1983
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 6th day of December 1983 between the Mortgagor, SOUTHERN ENTERPRISES OF GREENVILLE, INC. (herein "Borrower"), and the Mortgagee, PUNSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S.C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 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 December 1, 1988

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 located in the County of Greenville, State of South Carolina, and being shown and designated as Lots 20, 83, 84, 85, 47 and 66 of Sunny Acres Subdivision, and being more particularly described according to a plat entitled "Sunny Acres Subdivision" by J.C. Hill, R.L.S., dated August 24, 1953, and revised March 1, 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book BB, Pages 168 and 169. Reference is hereby made to said plat for a more particular metes and bounds description.

This is the same property conveyed to the mortgagors by deed of B & B Builders, Inc., recorded simultaneously herewith.

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which has the address of Lots 47 and 66 Cox Drive; Lots 20, 83, 84 and 85 Paris View Drive
(Street) (City)
Travelers Rest, S.C. (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.

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