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FILED
GREENVILLE CO. S.C.

MAR 7 3 50 PM '84

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 5th day of March, 1984, between the Mortgagor, Southern Investments, a General Partnership, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Ten Thousand and no/100 (\$210,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2009.....;

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 1.67 acres on survey entitled "Property of Southern Investments, a General Partnership" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10K at Page 5 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Spartanburg Street said pin being at the joint front corner of subject property and property now or formerly owned by Austin Brown and running thence N. 82-13 E. 290.35 feet to an iron pin; thence S. 3-48 E. 286.77 feet to an iron pin; thence S. 83-05 W. 246.40 feet to an iron pin; thence N. 12-39 W. 122.55 feet to an iron pin; thence N. 47-21 E. 42.25 feet to an iron pin; thence N. 7-39 W. 50.0 feet to an iron pin; thence N. 67-39 W. 50.0 feet to an iron pin; thence N. 12-39 W. 61.25 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of S & J Realty, a General Partnership as recorded in Deed Book 207 at Page 653 on March 7, 1984.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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which has the address of Spartanburg Street Greenville,
(Street) (City)
South Carolina 29609 (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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