

MAR 8 11 10 AM '84

MORTGAGE

010-326633-6

THIS MORTGAGE is made this 6th day of March, 1984, between the Mortgagor, Prestige Builders of Greenville, Ltd.

, (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 Thousand Forty-four and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 6, 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 May 7, 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 piece, parcel or lot of land situate, lying and being on the eastern side of the Hudson Road in Butler Township, Greenville County, South Carolina, being shown as a portion of property of Frank E. Friddle on a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GGG, at pages 66 and 67, and on a plat recorded in Deed Book 762, at pages 499 and 500 and having, according to a plat of the property of Frank E. Friddle, made by Carolina Engineering and Surveying Company, dated July 29, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hudson Road, in the line of property of Maxie A. Green, et al, and running thence N. 4-26 E. 192.8 feet to a point; thence along the line of property owned by Dillard S. 72-21 E. 257.5 feet to an iron pin; thence N. 58-43 E. 139 feet to an iron pin; thence S. 84-08 E. 13.1 feet to an iron pin; thence S. 15-13 W. 278.4 feet to an iron pin on the line of property of Green; thence N. 74-47 W. 330 feet to an iron pin, the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, lying 330 feet, more or less, east of Hudson Road, and being shown on plat of Property of Frank E. Friddle prepared by Carolina Engineering and Surveying Company, dated July 29, 1964, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the southwesterly corner of property herein conveyed, said point being 330 feet east of Hudson Road, and running thence N. 15-13 E. 278.4 feet to a point; running thence S. 84-08 E. 245.2 feet to a point; running thence N. 68-03 E. 204.4 feet to a point; running thence N. 56-44 E. 28.6 feet to a point; running thence S. 15-11 W. 465.4 feet to a point; running thence N. 74-47 W. 424.8 feet to the point of beginning.

ALSO: ALL the Grantor's right, title and interest in and to a certain fifteen (15) foot driveway shown on the aforementioned plat and to the use of a well located on adjoining property as mentioned and described in an agreement between Frank E. Friddle, Maxie A. Green, et al, recorded in the RMC Office for Greenville County in Deed Book 762, at page 193, subject, however to the rights of adjoining property owners for a well which has the address of 4.88 acres Hudson Road, Greer, (continued on page 2) (Street) (City)

S. C. 29651 (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.

0159

7328-RV-21