

FILED
GREENVILLE CO. S.C.

MAR 12 3 34 PM '84 MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 9th day of March, 1984, between the Mortgagor, Furman Cooper 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 One Hundred Fifty One Thousand Six Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 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 March 9, 1985

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 Part of Lot 58 on plat of Chanticleer, Section 1, as shown on a survey prepared by Freeland and Associates, dated March 9, 1984, entitled "Property of Furman Cooper Builders, Inc.", recorded in Plat Book 10-3, Page 61, and having according to said survey, the following metes and bounds to-wit:

BEGINNING on the southern side of West Seven Oaks Drive joint corner of Lot 56 and Part of 58 and thence running along said drive as follows: S 81-50 E, 50.0 feet to an iron pin; thence running N 87-43 E, 58.40 feet to an iron pin; thence running N 84-23 E, 24.60 feet to an iron pin; thence with the curve of the intersection of West Seven Oaks Drive and Michaux Drive the chord of which is S 50-05 E, 35.10 feet to an iron pin; thence turning and running along the western side of Michaux Drive, S 6-02 E, 100.0 feet to an iron pin; thence still along Michaux Drive, S 4-37 E, 11.19 feet to an iron pin; thence turning and running along other Part of Lot 58, S 54-31 W, 18.91 feet to an iron pin; thence turning and running along property line of Lot 57, S 87-48 W, 174.14 feet to an iron pin; thence turning and running along a portion of Lot 56 N 6-59 E, 154.30 feet to an iron pin, the point of BEGINNING

Being the same property conveyed to the mortgagor herein by deed of William E. Mathews and Joan K. Mathews, to be recorded of even date herewith.

Part
which has the address of Lot 58, Michaux Drive, Chanticleer, Section 1,
(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.

GC10
-----3 MR12 84
079
4.00CU

0.63

7328-RV-21