

## MORTGAGE

THIS MORTGAGE is made this 31st day of May,  
1984, 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, <sup>TDS</sup> Borrower is indebted to Lender in the principal sum of FORTY THOUSAND TWENTY  
and 04/100 (\$40,020.04) Dollars, which indebtedness is evidenced by Borrower's  
note dated May 31, 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  
... November 29, 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 those lots of land, situate, lying and being on the northwest side of  
Dakota Avenue (now Parkins Mill Road), in the City and County of Greenville,  
State of South Carolina, being shown and designated as Lot 11 and Lot 12,  
Block A, on a Plat of FAIR HEIGHTS, recorded in the RMC Office for  
Greenville County in Plat Book F, at Page 257, and having, according to said  
Plat, the following metes and bounds:

BEGINNING at an iron pin on the northwest side of Dakota Avenue (now Parkins  
Mill Road), at the joint front corner of Lots 12 and 13, which pin is  
S 31-20 W, 207.6 feet from the intersection of Parkins Mill Road and Laurens  
Road, and running thence with the line of said Lots, N 58-40 W, 150 feet to  
an iron pin; thence with the rear lines of Lots 9, 10, 11 and 12, S 31-20 W,  
100 feet to an iron pin on the northeast side of Decatur Street; thence with  
the northeast side of Decatur Street, S 58-40 E, 150 feet to an iron pin at  
the intersection of Decatur Street and Parkins Mill Road, thence with the  
northwest side of Parkins Mill Road, N 31-20 E, 100 feet to an iron pin, the  
point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Marie  
Pike Morrow, Evelyn Pike League, Jamie Pike Stewart (now Jamie P.  
McCullough), and John Albert Edwards, by deed dated May 31, 1984, to be  
recorded simultaneously herewith.

which has the address of Parkins Mill Road Greenville,  
(Street) (City)  
SC 29607 (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.