

CREATED BY S.C.
JUN 25 3 53 PM '84
DONNIE B. BERRY

MORTGAGE

THIS MORTGAGE is made this 25th day of JUNE, 1984, between the Mortgagor, FIRST CAROLINA CONSTRUCTION CO., 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").

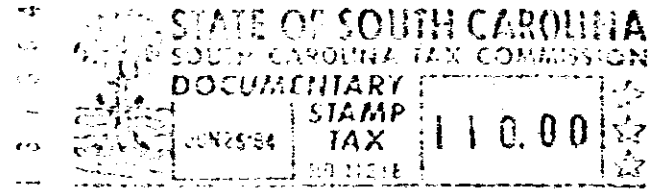
WHEREAS Borrower is indebted to Lender in the principal sum of Two Hundred Seventy-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 25, 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, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Building Site No. 6 of Ingleside, as shown on plat entitled Survey for First Carolina Construction Co., Inc., dated June 19, 1984, prepared by Freeland & Associates, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 10-S, at Page 39, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the corner of the premises herein described, said iron pin being located approximately 372.03 feet from Pelham Road, and running thence with the line of Site 7, S. 77-02 E. 105.32 feet to an iron pin; thence S. 17-52 W. 122.45 feet to an iron pin; thence N. 77-02 W. 94.88 feet to an iron pin in the line of property now or formerly known as Colonial Villa; thence with the line of property now or formerly known as Colonial Villa, N. 12-58 E. 122.0 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Ingleside, Inc., dated June 25, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1215, at Page 615, on June 25, 1984.



which has the address of Building Site 6, Ingleside Greenville, (Street) (City) S. C. 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.

400-8 4-1-31801

RECORDED

29607-2