

OF ...
Aug 8 1984
BY

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MORTGAGE

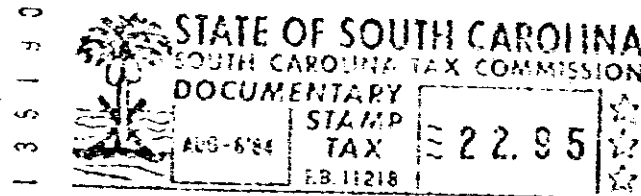
THIS MORTGAGE ("Security Instrument") is given on August 8, 1984. The mortgagor is Prestige Builders of Greenville, Ltd. ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender").

Borrower owes Lender the principal sum of Seventy-six Thousand Four Hundred Fifty and No/100 Dollars (U.S. \$ 76,450.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville, 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 triangular in shape, in Austin Township, 1.5 miles southeast of Mauldin on the southwest side of Route 276 in Greenville, and having, according to survey prepared by Freeland & Associates dated August 7, 1984, entitled "Survey for Prestige Builders of Greenville, Ltd.", recorded in Plat Book 10-1 at page 1, the following metes and bounds, to-wit:

BEGINNING at a point on the 125-foot right of way for Route 276 and running along said right of way S. 34-19 E. 297.92 feet to an iron pin on right of way line; thence S. 83-17 W. 83.80 feet to an iron pin; thence S. 96-03 W. 180.20 feet to an iron pin; thence N. 19-30 E. 284.61 feet to the beginning corner.

This is the same property conveyed to the mortgagor by Ben E. Sanders by deed of even date, recorded herewith.



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which has the address of Frontage Road (Hwy. 276) Mauldin South Carolina 29662 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.