

FILED
GREENVILLE, S.C.
SEP 19 9 22 AM '84
DONNIE S. TALKERSLEY
R.M.C.

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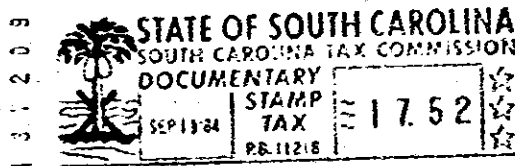
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 18,
 19...84... The mortgagor is SMITH & STEELE BUILDERS, INC.
 ("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 FIFTY-EIGHT THOUSAND FOUR HUNDRED
Dollars (U.S. \$ 58,400.00). 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 18, 1985. 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 County, South Carolina:

ALL that certain piece, parcel, or lot of land, situate, lying and being in
 Greenville County, South Carolina, being shown and designated as Lot 22 on a Plat
 of RUSSTON PLACE, recorded in the RMC Office for Greenville County in Plat Book 9-W,
 at Page 73, and having, according to a more recent survey dated September 13, 1984,
 prepared by Richard D. Wooten, Jr., recorded in Plat Book 10-Y, at Page
28, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Russton Lane, joint front
 corner of Lots 22 and 23, and running thence with the common line of said Lots,
 N 56-43-31 W, 157.77 feet to an iron pin; thence with the rear line of Lot 22,
 N 22-35-57 E, 81.41 feet to an iron pin; thence with the common line of Lots 21
 and 22, S 56-43-31 E, 172.85 feet to an iron pin on the northwestern side of Russton
 Lane; thence with Russton Lane, S 33-16-29 W, 80.0 feet to an iron pin, the point of
 beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of
 Thelma H. Shaw, M. Milford Hammond and Carl Hammond, recorded November 14, 1983,
 in Deed Book 1200, at Page 395.



which has the address of Russton Lane Taylors
(Street) (City)
 South Carolina 29687 ("Property Address");
(Zip Code)

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.

REC-66

1983 B-117-2

SECTION 2-103