

FILED
GREENVILLE, S.C.
SEP 24 3 21 PM '84
DONNIE L. TINKERSLEY
R.M.C.

REC-9

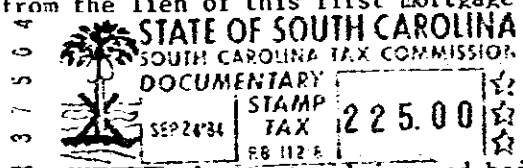
[Space Above This Line For Recording Date]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 19, 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 Seven Hundred Fifty Thousand and No/100 Dollars (U.S. \$ 750,000.00). 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 19, 1987. 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 those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 1 through 80, inclusive, as shown on plat of FORRESTER WOODS, SECTION VI, PHASE II, SHEETS 1 AND 2, prepared by James R. Freeland, dated August 6, 1984, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-Mat page 52 & 53.

Individual lots shall be released from the lien of this first mortgage upon the payment of \$18,000.00 per lot.



ALSO: ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots 81, through 92, inclusive, as shown on plat of FORRESTER WOODS, SECTION VI, PHASE II, SHEETS 1 AND 2, prepared by James R. Freeland, dated August 6, 1984, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-Mat page 52 & 53.

This portion of this mortgage (lots 81 through 92) is a second mortgage being junior in lien to that certain mortgage given by Prestige Builders of Greenville, Ltd. to Y. B. Developers, Inc. in the original amount of \$125,840.00, recorded in Mortgage Book 1666, at page 395, on June 5, 1984.

DERIVATION: Deed from Y.B. Developers, Inc. recorded in Deed Book 1214, at page 339 on June 5, 1984; deed from Guy W. Campbell recorded in Deed Book 1202, at page 257 on December 12, 1983, which has the address of Miller Road Greenville

South Carolina 29607 ("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 seized 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.

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