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 OCT 17 3 00 PM '84
 DONNER R. S. G.
 DONNER R. S. G.
 R.M.C.

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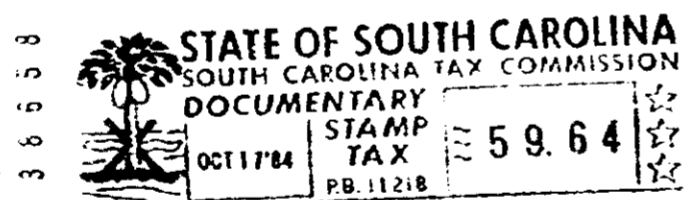
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 16th 1984. The mortgagor is Oak Grove Land Company, 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 One Hundred Ninety Eight Thousand Seven Hundred Fifty and no/100 Dollars (U.S. \$ 198,750.00). 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 October 16, 1986. 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Oak Grove Lake Road, and located at its intersection with Roper Mountain Road, containing 9.23 acres as is more fully shown on a property survey for Dean Davidson recorded in the RMC Office for Greenville County in Plat Book 10-U, at Page 7, reference to said survey being hereby craved for a metes and bounds description of said tract.

This is the same property conveyed to the Mortgagor by Deed of Gene Ashworth Freeman, et al dated July 10, 1984 and recorded July 12, 1984 in Deed Book 1216, Page 999.

The Mortgagee agrees to release any Lot from the lien of this Mortgagee upon payment of \$14,500.00



which has the address of Oak Grove Lake Road Greenville, South Carolina [Zip Code] ("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 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.