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GREENVILLE, S.C.  
SEP 28 2 53 PM '84  
DONNE... TALLEY

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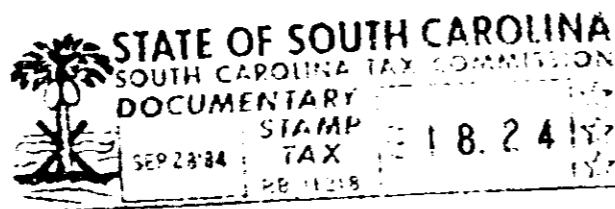
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### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 28, 1984  
19..... The mortgagor is Premier Investment Co., 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 Sixty Thousand Seven Hundred Fifty and  
no/100..... Dollars (U.S. \$ 60,750.00....). 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 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..... County, South Carolina:

All that piece, parcel or lot of land lying in the State  
of South Carolina, County of Greenville, shown as Lot  
16 on plat of Broadleaf Forest, recorded in Plat Book  
MM at page 64, and a portion of Lot 10, Homestead Acres,  
Section 2, Revised, recorded in Plat Book 6H at page  
77 and also as Property of Premier Investment Co., Inc.,  
recorded in Plat Book 10-V at page 51 and having such  
courses and distances as will appear by reference to  
the latter plat.

Being the same property conveyed by Charles J. Zellner,  
IV and Janice B. Zellner by deed recorded herewith.



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which has the address of 12 Forestwood Drive, Taylors, S. C. 29687  
.....  
South Carolina ..... ("Property Address");  
[Street] [City] [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.

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