

FILED  
GREENVILLE CO. S.C.

VOL 1696 PAGE 232

DEC 28 12 18 PM '84

DONNIE S. TANKERSLEY  
R.M.C.

[Space Above This Line For Recording Data]

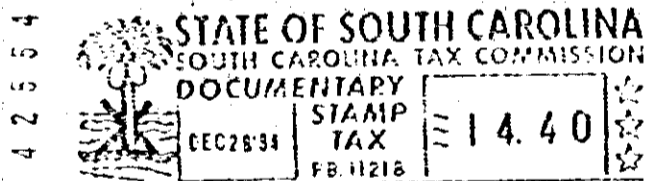
### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 28, 1984. 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 Forty Eight Thousand and no/100-- Dollars (U.S. \$48,000.00). 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 January 1, 2015. 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 54 on plat of Brook Glenn Gardens, recorded in Plat Book JJJ at page 85 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Julie Caudell by deed recorded herewith.



which has the address of 6 Longmeadow Road, Taylors, S. C. 29687  
(Street) (City)  
 South Carolina ("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.

620 e 31801

0 2 3 2

4328-17-23