

FILED
GREENVILLE, S.C.
APR 26 3 19 PM '79
DONNIE S. TANKERSLEY
R.H.C.

enville, S. C. 29602

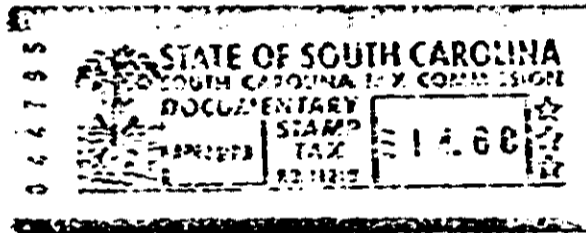
MORTGAGE

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VOL 1404 PAGE 440

THIS MORTGAGE is made this 26th day of April 1979 between the Mortgagor, Premier Investment Co., Inc. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty Six Thousand Seven Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009; and WHEREAS, BEARING N. 14-37-23 W. 170.21 FEET TO AN IRON PIN ON FIVE GAIT TURN; thence with the curve, N. 23-11-21 W. 62.30 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

Being the same property conveyed by Comfortable Mortgages, Inc. by deed recorded March 23, 1978 in Deed Book 1075 at page 799.



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which has the address of Five Gait Turn, Simpsonville, S.C.
(herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD 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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions noted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.