P O Box 10148 Greenville, S.C. anox 1560 rase 394 2-1977 GREENY IF CO. S. C. 82 MGE 692 DEC 23 9 39 AH '81 DONNIE STANKERSLEY R.M.C **MORTGAGE** (Construction) day of <u>December</u> <u> 23rd</u> THIS MORTGAGE is made this Premier Investment Co.. Inc. 1981, between the Mortgagor, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender"). WHEREAS, Borrower is indebted to Lender in the principal sum of _ Fifty-seven thousand and no/100 (57,000.00)—Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated <u>December 23, 1981</u> providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable Being a portion of the property conveyed by Quail Ridge Properties by deed recorded October 15, 1979 in Deed Book 1113 at page 646. SATISFIED South Carolina Federal Savings & Loan Assa. Lot 25 Quail Ridge S/D, Section II, __(herein "Property Address"); 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, all fixtures now or hereafter attached to the property, and all appliances, building materials, and other moveables placed in or upon the property if the same were paid for, or were intended to be paid for, from the proceeds of this loan, 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 3791A01 foregoing, together with said property 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 demand, subject to any declarations, easements, or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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