

P. O. Drawer 408
Greenville, SC 29602

BOOK 1625 PAGE 73

FILED
GREENVILLE CO. S.C.

SEP 12 12 59 PM '83

MORTGAGE

BOOK 85 PAGE 150

SONNIE S. L. WAINERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of August, 1983, between the Mortgagor, Smith & Steele Builders, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand, Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's of W. R. Martin Corp. and First Carolina Construction Co., Inc., dated August 22, 1983, to be recorded herewith.

33255

APR 24 1984 *J. Taylor*

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S.C. ~~and its First Federal~~
Savings and Loan Association of S.C.

Paul J. Jackson
Authorized Signatory
Committee Section 104
April 17 1984
Witness *Lafayette A. Metcalfe*

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which has the address of Lot 19 Oak Crest, Greenville, S.C. (City)
(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, 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 seised 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 listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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