MORTGAGE

October THIS MORTGAGE is made this 24th day of between the Mortgagor, Premier Investment Co., Inc.

, 1979

(herein "Borrower"), and the Mortgagee, GREER FEDERAL

SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand evidenced by Borrower's note dated October 24, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not somer paid, due and payable on 1 April 2009

To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the perfermance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"). Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Part of Lot 2 on plat of Homestead Acres, Section 2, Revised, recorded in Plat Book 6 H at page 77 and as part of Lot 2, Property of Premier Investment Co., Inc., in Plat Book 7-R, at page 99 and having the courses and distances as will appear by reference to the latter plat as follows:

Beginning at an iron pin on Havenhurst Drive, joint front corner of Lots I and 2 and running thence along the joint line of said lots, S. 88-57-30 W. 221.98 feet to an iron pin; thence N. 11-26 W. 58.86 feet to an iron pin; thence along the joint line of Lots 2 and 3, N. 73-13 E. 268.47 feet to an iron pin on Havenhurst Drive; thence along Havedurst, S. 0-24 W. 24.8 feet to an iron pin, S. 8-49 W. 38.9 feet and S. 14-19-30 W. 70.0 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed by Homestead Partnership, by deed recorded October 9, 1978 in Deed Book 1089 at page 526.

Part of Lot 2, Havenhurst Drive, Taylors, S. C. 29687 which has the address of

herein 'Property Address', a

State and Zap Code)

To Have and to Horo unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter creeted 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 for the leaschold 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 berely 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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