

FILED
S.C.
11:26 AM '80
SHERMAN
WINNERSLEY
R.M.C.

1518 739

MORTGAGE

THIS MORTGAGE is made this 1st day of OCTOBER,
1980, between the Mortgagor, FURMAN COOPER BUILDERS, INC.
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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-EIGHT THOUSAND
EIGHT HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's
note dated October 1, 1980, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1,
2011;

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 performance 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 GREENVILLE, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, shown and designated as Lot no. 48
on plat of Pebblecreek, Phase 4, Section 2, recorded in Plat Book 7C at page 47
in the RMC Office for Greenville County and a more recent plat of "Property of
Furman Cooper Builders, Inc., dated September 30, 1980, prepared by Freeland &
Associates, and having, according to the more recent plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Pebble Creek Way, joint front
corner of lots 47 and 48 and running thence S. 62-27 W., 130.0 feet to an iron pin;
thence turning and running with the rear line of lot 48, N. 30-32 W., 86.42 feet to
an iron pin; thence turning and running along the common line of lots 48 and 49, N.
56-29 E., 130.0 feet to an iron pin on Pebble Creek Way; thence along said Pebble
Creek Way, S. 30-32 E., 99.6 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Pebblepart, Ltd.,
to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
31.52
P. 112-3

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the
attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part
of this mortgage instrument.

which has the address of Lot 48, Pebble Creek Way, Greenville, S.C.
(Street) (City)
(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 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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