

Post Office Drawer 408  
Greenville, S.C. 29602

RECORDED  
OCT 22 2 23 PM '80  
SONNIE S. TANKERSLEY  
R.M.C.

BOOK 1521 PAGE 575

### MORTGAGE

THIS MORTGAGE is made this 21st day of October,  
19 80, between the Mortgagor, PREFERRED HOMES, 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 Fifty-Two Thousand Four  
Hundred and No/100 (\$52,400.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated October 21, 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 September 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 piece, parcel or lot of land situate, lying and being  
on the Southwestern side of Woodgreen Drive, in the Town of  
Mauldin, County of Greenville, State of South Carolina, and known  
and designated as Lot No. 28 of a Subdivision known as Meadowood,  
plat of which is recorded in the R.M.C. Office for Greenville  
County in Plat Book 4-N at Page 25, and, according to said plat,  
has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Woodgreen  
Drive, at the joint front corner of Lots Nos. 27 and 28, and  
running thence with the joint line of said Lots S. 54-43 W. 160  
feet to an iron pin; running thence N. 35-14 W. 19.3 feet to an  
iron pin; running thence N. 35-17 W. 80.7 feet to an iron pin at  
the joint rear corner of Lots Nos. 28 and 29; running thence with  
the joint line of said Lots N. 54-43 E. 160 feet to an iron pin  
on the Southwestern side of Woodgreen Drive; running thence with  
the Southwestern side of said Drive S. 35-17 E. 100 feet to an  
iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein  
by Frank Towers Rice and Greg L. Turner by Deed recorded simul-  
taneously herewith.

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.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 20.00

which has the address of Woodgreen Drive, Meadowood, Mauldin,  
(Street) (City)

South Carolina 29662 (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 listed in a schedule of exceptions to coverage in any title insurance  
policy insuring Lender's interest in the Property.

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