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MORTGAGE

THIS MORTGAGE is made this 15th day of July, 1982, between the Mortgagor, FURMAN COOPER BUILDERS, INC.

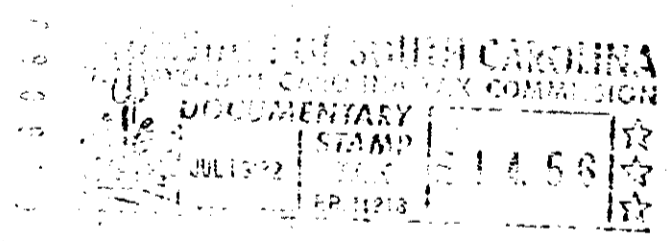
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SIX THOUSAND THREE HUNDRED SEVENTY-FIVE AND 00/100--- Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JANUARY 15, 1982.....;

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 Part lot 36, Bridges Avenue, as shown on plat recorded in the RMC Office of Greenville County in plat book Z at page 148 and also shown on a more recent plat of Property of Furman Cooper Builders, Inc., as part lot 36, dated July 14, 1982, prepared by Freeland & Associates, Land Surveyors, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Bridges Avenue, joint front corner of lot 38 and part lot 36 and running thence S. 16-56 E., 137.06 feet to an iron pin; thence turning and running along the rear line of said part lot 36, S. 63-58 W., 88.12 feet to an iron pin; thence turning and running N. 33-06 W., 61.0 feet to an iron pin; thence along Elaine Street, N. 14-23 W., 92.56 feet to an iron pin on the southerly side of Bridges Avenue; thence with said Bridges Avenue, N. 73-06 E., 99.88 feet to an iron pin, being the point and place of beginning. This is a portion of that property conveyed to the mortgagor by deed of Margaret C. Richard, recorded in the RMC Office of Greenville County in deed book 1169 at pge. 145 on June 24, 1982.



which has the address of Bridges Avenue, (Street) Greenville, S.C. (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 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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