

RECORDED
FILED
S.C.
31
R.M.C. SLEY

MORTGAGE

THIS MORTGAGE is made this 13TH day of February, 1984 between the Mortgagor, Prestige Builders of Greenville, Lts., (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 Fifty Thousand Twenty-four and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 10, 1985

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 those certain pieces, parcels or lots of land, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being on the northern side of Greybridge Drive, in the County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 171 and 172 as shown on plat entitled TROLLINGWOOD, SECTION 2 dated May 11, 1973, prepared by Enwright Associates, Engineers, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, at page 45, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor by Trollingwood Realty Company by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1199, at page 819, on November 3, 1983.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 20.04

which has the address of Lots 171 and 172 Greybridge Drive Greenville,
(Street) (City)

S. C. _____ (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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4328-RV-21