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I. H. Philpot, Jr. 20307A

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SMITH & STEELE BUILDERS, INC.

to

FIRST FEDERAL SAVINGS & LOAN
ASSOCIATION OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

Filed for record in the Office of
the R. M. C. for Greenville
County, S. C., at 10:10 o'clock
A. M., May 23, 1984
and recorded in Real Estate
Mortgage Book 1664
at page 24

R.M.C. for G. Co., S. C.

\$65,200.00
Lot 2 Milford Court
Russton Place

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MORTGAGE

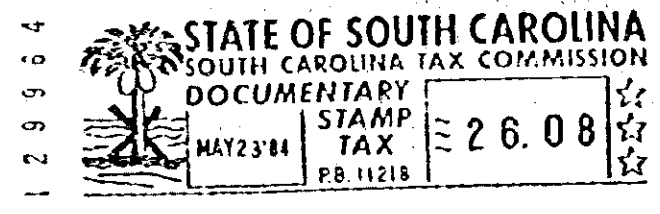
RECORDED
MAY 23 1984
GREENVILLE, S.C.

THIS MORTGAGE ("Security Instrument") is given on May 22, 1984
The mortgagor is SMITH & STEELE BUILDERS, INC.
("Borrower"). This Security Instrument is given to First Federal
Savings and Loan Association of South Carolina
which is organized and existing
under the laws of the United States of America and whose address is 301 College Street,
Greenville, South Carolina 29601 ("Lender").
Borrower owes Lender the principal sum of SIXTY-FIVE THOUSAND TWO HUNDRED
Dollars (U.S. \$65,200.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on May 22, 1985. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument
and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel, or lot of land, situate, lying and being in
Greenville County, South Carolina, being shown and designated as Lot 2 on a Plat of
RUSSTON PLACE, recorded in the RMC Office for Greenville County in Plat Book 9-W, at
Page 73, and having, according to a more recent survey prepared by Richard D.
Wooten, Jr., dated May 18, 1984, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Milford Court, joint front corner
of Lots 2 and 3, and running thence with the common line of said Lots,
N 08-18-16 W, 167.69 feet to an iron pin; thence with the rear line of Lot 2,
N 83-53-23 E, 80.06 feet to an iron pin; thence with the common line of Lots 1
and 2, S 08-18-16 E, 164.62 feet to an iron pin on the northern side of Milford
Court; thence with Milford Court, S 81-41-44 W, 80.0 feet to an iron pin, the point
of beginning.

This is a portion of the property conveyed to the Mortgagor herein by Thelma H.
Shaw, M. Milford Hammond and Carl Hammond, by deed recorded November 14, 1983, in
Deed Book 1200, at Page 395.



SC70 -- 1 MY23 84 1016

which has the address of Milford Court Taylors,
[Street] [City]
South Carolina 29687 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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