

FILED 30 S.C.

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SONS HENDERLEY R.M.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of March 1982, between the Mortgagor, SMITH & STEELE 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 ONE HUNDRED THOUSAND and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 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 March 1, 1982, to wit: 107.76 feet, more or less, to an iron pin; thence S. 76-53 W. 221.68 feet to an iron pin located on the west side of the right of way of Henderson Road; thence along said right of way S. 2-00 E. 115.33 feet to an iron pin, the point and place of beginning.

The above described property is a portion of the same property conveyed to Smith & Steele Builders, Inc., by Deed of Doris Brannock Jennings dated December 15, 1981, and recorded in the REC Office for Greenville County, South Carolina, on January 6, 1982, in Deed Book 1160, Page 513.

PAID SATISFIED AND CANCELLED

First Federal Savings and Loan Association of Greenville, South Carolina

1174 720 *[Signature]*

*[Signature]* September 12 1982

*[Signature]*

After Recording Return To: Charles Weber, Jr. Attorney at Law 200 N. Murray Ave. Anderson, S.C. 29621

DOCUMENTARY STAMP

SEP 23 1982 SEP 28 1982

which has the address of Henderson Road, Greenville, South Carolina 29607 (herein "Property Address")

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.