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FILED
GREENVILLE CO. S.C.
MAY 25 4 32 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1608 PAGE 249

BOOK 81 PAGE 530

MORTGAGE

THIS MORTGAGE is made this 25th day of May, 1983, 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 Forty-Two Thousand Five Hundred Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 25, 1984 to be recorded herewith.

4572

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STATE OF SOUTH CAROLINA
DEPT. OF REVENUE
DOCUMENTARY
STAMP
PAID \$ 17.00
AUG 8 1983

Indefinite
Margaret S. Carter
PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C. Same As First Federal
Savings and Loan Association of S.C.
1184-249
Margaret S. Carter
Authorized Signature

AUG 8 1983
Witness *Lynette Carter*
July 11 19 83

which has the address of Lot No. 2 Berry Road, Greer, S. C. 29651
(Street) (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.

