

FILED
GREENVILLE CO. S.C.
Nov 19 4 18 PM '82
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1586 PAGE 449
BOOK 83 PAGE 626

MORTGAGE

THIS MORTGAGE is made this 19th day of November, 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 SEVENTY-SEVEN THOUSAND SIX HUNDRED and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 19, 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 November 19, 1983.
Lane, joint front corner of Lots 2 and 3 and running thence with the common line of said lots, S 17-48 W 150.0 feet to an iron pin; thence turning and running N 72-12 W 105.0 feet to an iron pin, joint rear corner of Lots 3 and 4; thence turning and running with the common line of said lots, N 23-25 E 160.0 feet to an iron pin on the south-western side of Loblolly Lane; thence turning and running along said Loblolly Lane, S 64-00 E 65.0 feet to an iron pin; thence continuing along said Lane, S 72-12 E 25.0 feet to an iron pin, the point of beginning.

2E 283 1199

PAID SATISFIED AND CANCELLED
Being the same property conveyed to the mortgagor herein by deed of Danco, Inc. to be recorded on Nov 29 1983 date herewith.
First Federal Savings and Loan Association of South Carolina

17810 Paul Jackson
Authorized Signature
1141-730

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which has the address of Mauldin, SC 29662 (City)
1141-730 (State and Zip Code) (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.

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