

MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1984, between the Mortgagor, Redca Builders Inc.

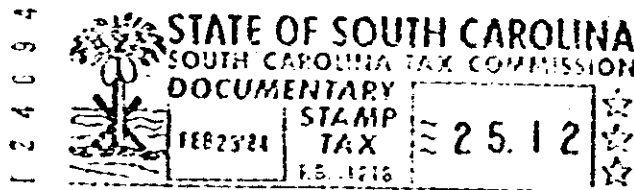
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand and Eight Hundred and NO/100***** Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 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 24, 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 that piece, parcel or lot of land located in the County of Greenville, State of South Carolina being known as and designated as Lot No. 147 as shown on plat of Pine Brook Forest, Section 2, recorded in the RMC Office for Greenville County in Plat Book 4X, Page 49 and also as shown on a more recent survey prepared by Freeland&Associates dated February 17, 1984 entitled "Property of Redca Builders Inc." and having according to the more recent survey, the following metes and bounds to-wit:

BEGINNING at an iron pin at the front corner of Lot 147 and 146, thence running along said property line S54-39W, 198.75 feet to an iron pin; thence turning and running along property now or formerly owned by Paul Costner N36-08W, 114.84 feet to an iron pin; thence turning and running along a 30 foot Sanitary Sewer Easement N54-36E, 200.6 feet to an iron pin; thence turning and running along Cannon Circle S35-17E, 115.00 feet to an iron pin, the POINT OF BEGINNING.



This being the same property from Oak Trust by deed recorded February 24, 1984 in Deed Book 1206 at page 883.

which has the address of Lot 147, Cannon Circle, Pine Brook Forest, (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 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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