

FILED  
GREENVILLE CO. S. C.  
MAY 13 10 13 AM '83  
DONNIE S. LANKERSLEY  
R.H.C.

### MORTGAGE

THIS MORTGAGE is made this 13th day of May, 1983, between the Mortgagor, Baird 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 Thirty-Six Thousand Eight Hundred & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 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 13, 1984;

for Greenville County, S.C. indebtedness evidenced by the Note, with interest

Mortgagee's address: P. O. Drawer 408, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
TAX  
STAMP  
54.72

PAID SATISFIED AND CANCELLED  
First Federal Savings and Loan Association of South Carolina  
S.C.

*John W. Howard* 1141-720  
*Carroll Dickson*  
Commercial/Construction Section Mgr.  
January 20 1984  
Witness *Phyllis J. Carter*  
*Donnie S. Lankersley*  
R.H.C.

which has the address of Lot 8, Club Forest Drive Greenville  
(Street) (City)  
S. C. 29605 (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 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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GREENVILLE CO. S. C.  
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