

1500 Hampton Street
Columbia, S. C.

FILED
GREENVILLE CO. S. C.
MORTGAGE

BOOK 1380 PAGE 120

OCT 11 12 32 PM '76

DONNIE S. TANKERSLEY
8th

THIS MORTGAGE is made this 8th day of October, 1976, between the Mortgagor, United Builders, Inc., (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

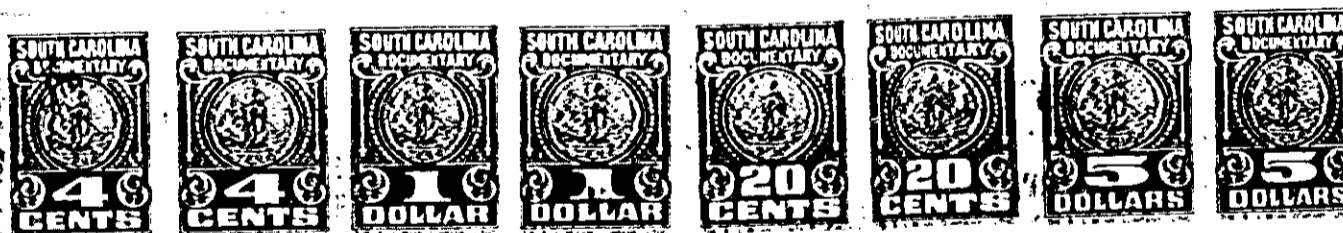
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Two Hundred and no/100 (\$31,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2002;

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 situate, lying and being on the northern side of Walker Springs Road, near the City of Greenville, in the County of Greenville, State of South Carolina and shown and designated as Property of United Builders, Inc., on a survey prepared by W. R. Williams, August 25, 1976, and according to said plat has the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Walker Springs Road, at the joint corner of this property and a fifteen foot strip now or formerly of Hammett, and running thence with the joint line of said properties, N. 32-19 W. 80 feet to an iron pin; running thence N. 67-01 E. 144.6 feet to an iron pin on the western side of a proposed road; running thence along the western boundary of said proposed road S. 25-02 E. 45.3 feet to an iron pin; running thence S. 9-49 E. 51.3 feet to an iron pin at the intersection of said proposed road and Walker Springs Road; running thence S. 47-58 W. 34.3 feet to an iron pin on the northern side of Walker Springs Road; running thence with the northern side of said road, N. 89-44 W. 94.5 feet to an iron pin, point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of United Development Services, Inc., of even date, to be recorded herewith.



which has the address of Walker Springs Road, Greenville, S. C. (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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