

South Carolina Federal Savings and Loan
Association
115 E. Campdown Way
Greenville, S. C. 29602

GREENVILLE CO. S.C.
No 23 3 of 1976
MORTGAGE
L.M.C.

1388 PAGE 1

THIS MORTGAGE is made this 23rd day of December 1976, between the Mortgagor, A. J. Prince 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").

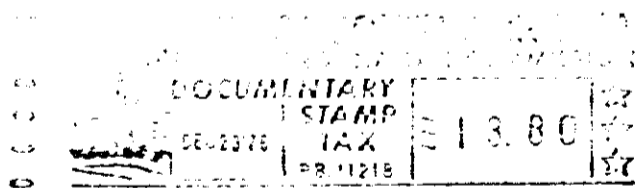
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand Five Hundred and NO/100 (\$34,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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 certain piece, parcel and lot of land with buildings and improvements thereon, situate, lying and being at the northeastern corner of the intersection of Dahlglen Avenue with Glenda Lane in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot #1 according to the "final plat of Henderson Forest" prepared by Campbell and Clarkson, dated June 9, 1971 and recorded in the RMC Office for Greenville County in Plat Book 4R at Page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 1 and 2 and thence with the joint line of said lot N. 72-23 W. 150 feet to a point at the joint rear corner of said lots; thence S. 17-37 E. 100 feet to an iron pin on the northern side of Dahlglen Avenue; thence with the northern side of Dahlglen Avenue, S. 80-26 W. 126.75 feet to an iron pin; thence N. 58-35 W. 38.1 feet to an iron pin; thence with the eastern side of Glenda Lane N. 17-37 W. 53.5 feet to an iron pin at the point of beginning.

The above described property is the same acquired by the mortgagor, by deed from Henderson Forest Investors, a limited partnership, dated September 9, 1975 and recorded in the RMC Office for Greenville County on September 11, 1975 in Deed Book 1024 at Page 73.



which has the address of 1 Glenda Lane 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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