

P. O. Box 937
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

SEP 19 10 52 AM '77

DONNIE S. TANKERSLEY
F.H.C.

300 1410 no. 187

MORTGAGE

(Construction—Permanent)

THIS MORTGAGE is made this 16th day of September, 1977, between the Mortgagor, Stephen S. Bartlett

, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Thousand One Hundred Fifty and no/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated September, 1977, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2007;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated September 16, 1977, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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 _____, State of South Carolina:

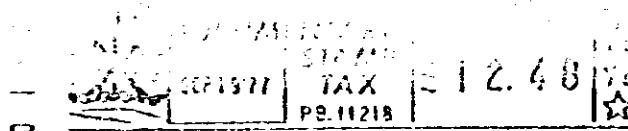
All that piece, parcel or lot of land, situate, lying and being on the northwestern side of Ashford Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot 101 of a subdivision known as Vista Hills, plat of which is recorded in the RMC Office for Greenville County in Plat Book P, at page 149, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ashford Avenue, at the joint front corner of Lots 100 and 101, and running thence N. 70-28 W., 164.3 feet to an iron pin in the center line of a fifteen foot alley; running thence with the center of said alley, S. 18-32 W. 75 feet to an iron pin at the joint rear corner of Lots 101 and 102; running thence S. 70-28 W. 163 feet to an iron pin on the northwestern side of Ashford Avenue; running thence with said Avenue, N. 19-32 E. 75 feet to an iron pin, point of beginning.

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

RECORDED

Derivation:



which has the address of Ashford Avenue Greenville
[Street] [City]
S. C. (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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