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FILED GREENVILLE CO. S. C.

APR 26 9 43 AM '78

MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 26th day of April, 1978, between the Mortgagor, M. L. Lanford, Jr. (same as M. L. Lanford), (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 Fifty Thousand Four Hundred and no/100--- (\$50,400.00)--- Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated April 26, 1978, (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 November 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 April 26, 1978, (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 Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Huntscroft Lane, and being known and designated as Lot 61 of Haselwood, Section No. 3, as shown on a plat thereof prepared by Dalton & Neves, Engineers, dated October, 1973, recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at page 26, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Huntscroft Lane, at the joint front corner of lots 61 and 60, and running thence with the line of lot 60, S. 30-12 W., 145 feet to an iron pin at the joint rear corner of lots 61 and 62; thence with the line of lot 62, N. 63-55 W., 304 feet to an iron pin at the joint front corner of lots 61 and 62 on the southeastern side of Old Grove Road; thence with the southeastern side of Old Grove Road, N. 31-51 E., 74.5 feet to an iron pin; thence continuing with the southeastern side of Old Grove Road, N. 30-50 E., 70.5 feet to an iron pin; thence with the intersection of Old Grove Road and Huntscroft Lane, N. 75-50 E., 35.4 feet to an iron pin on the southwestern side of Huntscroft Lane; thence with the southwestern side of Huntscroft Lane, S. 59-10 E., 275 feet to the point of beginning.

For deed into Grantor see deed from Devenwood Land Company, a partnership, recorded September 16, 1977 in Deed Book 1064 at page 941.

Derivation: /
The mortgagee's mailing address is P.O. Box 937, Greenville, SC 29602

which has the address of Huntscroft Lane Piedmont
[Street] [City]
S. C. 29673 (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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