

MAY 12 12 59 PM '78

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1431 PAGE 822

MORTGAGE (Construction—Permanent)

THIS MORTGAGE is made this 9th day of May, 1978, between the Mortgagor, Barry S. Armstrong and Linda A. Armstrong, (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 Forty-Four Thousand and No/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated May 9, 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, 2008;

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 May 9, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, within the town limits of Mauldin, being known and designated as Lot 95, on plat of Forrester Woods, Section 7, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P at pages 21 and 22, and having the following metes and bounds, to-wit:

BEGINNING at a point on Middle Road, the joint front corner of Lots 95 and 96 and running with the joint line of said lots S. 27-0 W., 150 feet to the joint rear corner of Lots 95 and 96; thence turning and running N. 62-08 W., 134 feet to a point on Stoney Creek Drive, the joint front corner of Lots 95 and 109; thence turning and running with said Stoney Creek Drive, N. 41-0 E., 100 feet to a point along the intersection of Stoney Creek Drive and Middle Road; thence turning and running with the curvature of said intersection, the chord of which is N. 71-0 E., 78.8 feet to a point along the intersection of Stoney Creek Drive and Middle Road; thence with said Middle Road, S. 63-0 E., 50 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Danco, Inc., dated May 9, 1978, recorded herewith.

Derivation:

RECORDED
MAY 12 1978
STAMP
TAX \$ 17.50
FB 11218

which has the address of Route 6, Stoney Creek Drive, Greenville,
[Street] [City]
S. C. 29607 (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.

GCTO
MAY 12 1978

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