

LEATHERWOOD, WALKER, TODD & MANN
FILED
GREENVILLE CO. S. C.

MAY 23 4 43 PM '78

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1432 PAGE 937

THIS MORTGAGE is made this 17 day of May 1978, between the Mortgagor, B & B BUILDERS, INC.

(herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

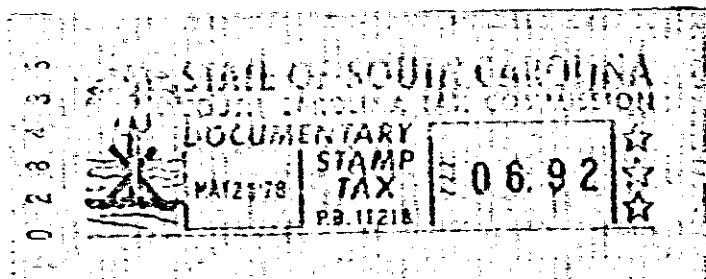
WHEREAS Borrower is indebted to Lender in the principal sum of Seventeen Thousand Two Hundred Fifty and 00/100 (\$17,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 30, 1981

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 those certain pieces, parcels or lots of land located in the County of Greenville, State of South Carolina, and being shown and designated as Lots 20, 56, 57, 83, 84, 85, 86, 46, 47, 66, and 67 of Sunny Acres Subdivision, and being more particularly described according to a plat entitled "Sunny Acres Subdivision" by J. C. Hill, R.L.S., dated August 24, 1953, and revised March 1, 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book BB at Pages 168 and 169. Reference is hereby made to said plat for a more particular metes and bounds description.

BEING the same property conveyed to the Mortgagor herein by deed of Poinsett Service Corporation, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1099 at Page 735.

THE mortgagee herein agrees to release individual lots from the lien of this mortgage upon the payment of \$2,000.00 per lot, said payment to be applied to the outstanding principal balance of this mortgage.



which has the address of _____

(Street)

(City)

_____ (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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