

FILED
GREENVILLE CO. S. C.

SEP 22 11 04 AM '78

CLARENCE S. TANKERSLEY
R.M.C.

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MORTGAGE (Construction—Permanent)

THIS MORTGAGE is made this 22nd day of September,
19 78, between the Mortgagor, Marcia C. Raines

, (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 Sixty-five Thousand and
no/100 Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated July 26, 1978, (herein "Note"),
providing for monthly installments of interest before the amortization commencement date and for monthly install-
ments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable
on January 1, 1999;

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 Bor-
rower dated July 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 tract of land in the County of Greenville, State of
South Carolina, on Altamont Road, containing 6.9 acres, more or less, and being shown on
Plat of Property of James W. Campbell, prepared by Jones Engineering Service, December 1,
1976, and having, according to said plat, the following metes and bounds, to-wit:
BEGINNING at a point in the center line of Altamont Road, the same being the extreme
southerly point of the property herein conveyed, and running thence N. 39-10 W. 114.7 feet
to a stone; running thence S. 80-10 W. 747.5 feet to an iron pin; running thence N. 10-
37 E. 130 feet to a point in the center line of Altamont Road; thence with Altamont Road
the following courses and distances: S. 83-34 E. 9 feet; N. 80-41 E. 100 feet; N. 54-
51 E. 100 feet; N. 57-43 E. 100 feet; N. 67-33 E. 100 feet; N. 43-32 E. 100 feet; N. 33-
47 E. 100 feet; N. 39-28 E. 100 feet; N. 53-52 E. 100 feet; N. 73-00 E. 100 feet; N. 85-
31 E. 100 feet; and S. 70-34 E. 79.2 feet; thence leaving the center line of said Road
and running S. 2-19 E. 220 feet to an iron pin; running thence S. 49-48 W. 25 feet to an
iron pin; thence S. 10-15 W. 44.3 feet to an iron pin; thence S. 9-34 E. 94.7 feet to an
iron pin; thence S. 46-18 E. 115 feet to the center line of Altamont Road; thence with
the center line of Altamont Road the following courses and distances: S. 70-36 W. 75 feet;
S. 64-31 W. 80.7 feet; and S. 49-41 W. 72 feet to the point of beginning.

ALSO a right-of-way of egress and ingress, said right-of-way being 25 feet in width as
shown on the above referenced plat, said 25 feet being west and south of the following
line, such line being the easterly and northerly boundary of the right-of-way herein
granted: BEGINNING at a point in the center line of Altamont Road and running thence
N. 12-26 E. 85.3 feet to a point; N. 32-39 W. 68 feet to a point; N. 68-30 W. 92.6 feet
to a point; S. 88-08 W. 139.3 feet to a point; and S. 49-48 W. 25 feet to a point.

THIS being the same property conveyed to Douglas M. Raines and Marcia C. Raines by deed
of James W. Campbell Co., Inc., James W. Campbell and Barbara A. Campbell, recorded in the
R.M.C. Office for Greenville County on February 17, 1977, in Deed Book 1051 at page 179;
and one-half interest conveyed from Douglas M. Raines to Marcia C. Raines on
July 26, 1978, recorded in Deed Book 1088 at page 390.

which has the address of Altamont Road 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 im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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