2-1977

GREENVILLE CO. S. C.

CAR 12 11 36 AH 179

DONNIE S. TANKERSLEY
R. M.C.

MORTGAGE

(Construction)

THIS MORTGAGE is made this	9th	day of	March	
19_79, between the Mortgagor, United	Builders, Ind	C • ((D)	-deha Martagaga Couth	Carolina
Federal Savings and Loan Association, a cor America, whose address is 1500 Hampton Stre	poration organiz	ed and existing under	nd the Mortgagee, South the laws of the United "Lender").	States of
WHEREAS, Borrower is indebted to Len Hundred Fifty and no/100th		Dollars or so much to	nereoi as may de advance	ea, winch
indebtedness is evidenced by Borrower's note providing for monthly installments of intereson September 1, 1980	dated <u>Mar</u> it, with the princi	pal indebtedness, if t	not sooner paid, due and	i payable
TO SECURE to Lender (a) the repayme payment of all other sums, with interest the Mortgage and the performance of the covena of the covenants and agreements of Borrower rower dated	ereon, advanced ints and agreeme contained in a C, 19_79, (her dvances, with int es''), Borrower d described proper	in accordance herewints of Borrower hereiconstruction Loan Agein "Loan Agreemer thereon, made to loes hereby mortgage,	ith to protect the securion contained, (b) the per reement between Lendernt'') as provided in para before by Lender put, grant, and convey to Le	formance and Boragraph 20 irsuant to
ALL that piece, parcel of lot of southwestern side of Rising Sun Conajor portion of Lot No. 20, of a Section II, plat of which is reconstruction of Page 75; Freeland and Associates, December Builders, Inc." and according to metes and bounds, to-wit:	Sourt and kno subdivision orded in the also shown r, 1978 entit said latter	wn and designate known as The Me RMC Office for on a plat preparted "Property oplat has the fo	ed as a eadows, Greenville red by f United llowing	ONNA (AX COMBISSION
the joint front corner of Lots 19 joint line of said lots S. 77-52 thence N. 43-27 W. 145 feet to an Lots 20 and 21; running thence wil 153.4 feet to a new iron pin in thence along a new line through Lon the western side of Rising Sunsouthern sides of said Court, whi distances to-wit: S.9-20 E. 34.4 feet; S. 12-52 E. 20 feet to an interpretation of the said court.	and 20 and W. 120.4 feet iron pin at the joint line to the joint line to the feet; runn the feet; S. 56	running thence to an iron pit the joint rear line of said les of said lots; 52 E. 8.5 feet ling thence with securved, with se-34 E. 40 feet;	with the n; running corner of ots N. 82-29 E. running to an iron pin the western and uch chords and S. 36-56 E. 24.8	3
Derivation: This is the identical parties herein by Deed of Uniter recorded herewith. which has the address of	oroperty conved Developmen	reyed to the Mor	tgagor • to be (City)	· · · · · · · · · · · · · · · · · · ·
therein "Dr	operty Address''):		
[State and Zip Code]	openy rudicas	"1		

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, all fixtures now or hereafter attached to the property, and all appliances, building materials, and other moveables placed in or upon the property if the same were paid for, or were intended to be paid for, from the proceeds of this loan, 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 are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized 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 demand, 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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