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GREENVILLE CO. S. C.

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MORTGAGE

VOL 1461 PAGE 790

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 2nd day of April 1979, between the Mortgagor, A. J. Prince Builders, Inc. (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand Eight Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 2, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2004.

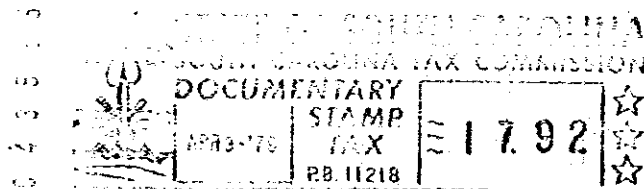
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 that certain piece, parcel or lot of land with all improvements thereon, or to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Andulusian Trail, according to a plat of Heritage Lakes Subdivision prepared by Heanor Engineering Co., Inc. dated October, 1977 and recorded in the Greenville County R.M.C. Office in Plat Book 6H at Page 17 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Andulusian Trail at the joint front corner of Lots 37 and 38 and running along the common line of said lots, S. 82-06-55 W. 180 feet to an iron pin; thence N. 07-53-05 W. 120 feet to an iron pin; thence along Lipizzan Way N. 82-06-55 E. 155 feet to an iron; thence S. 52-53-05 W. 35.36 feet to an iron pin; thence along Andulusian Trail, S. 07-53-05 E. 95 feet to the point of beginning.

The above described property is the same acquired by the Mortgagor by deed from Comfortable Mortgages, Inc., a South Carolina Corporation, recorded December 11, 1978 in Deed Volume 1093 at Page 533, Greenville County records.

Mortgagee's address:
500 E. Washington Street
Greenville, S. C. 29601



which has the address of Lot 37, Andulusian Trail Simpsonville, S. C. 29681 (herein "Property Address");

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 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 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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