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MORTGAGE

1411 (REV. 6-20-65)

THIS MORTGAGE is made this 6th day of September, 1979, between the Mortgagor, Venture Builders, a General Partnership (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

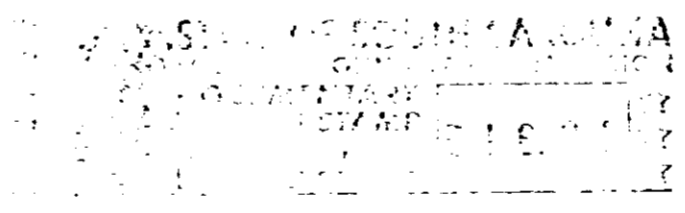
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 6, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2005.

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 situate, lying and being on the northern side of Harness Trail, Greenville County, South Carolina, being shown and designated as Lot No. 132 on a Plat of Herigage Lakes Subdivision, prepared by Heanes Engineering Co., Inc., revised October 20, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H, at pages 16-19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Harness Trail, joint front corner of Lots 131 and 132 and running thence with the common line of said lots N. 55-41 W. 120.91 feet to a point; thence with the rear line of Lot 132 S. 77-19.12 W. 155.01 feet to a point, joint rear corner of Lots 132 and 133; thence with the common line of said lots S. 01-55.41 E. 160 feet to a point on Harness Trail, joint front corner of said lots; thence with Harness Trail N. 88-04.19 E. 150 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Comfortable Mortgages recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1107, at page 2, on July 18, 1979.



which has the address of Lot 132, Harness Trail, Simpsonville, S. C. 29681 (herein "Property Address");
(Street) (City) (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 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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