

BOOK 1482 PAGE 567

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S.C.  
SEP 28 2 28 PM '79  
DONNIE TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 28 day of September, 1979, between the Mortgagor, A. J. Prince Builders, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Nine Thousand One Hundred Fifty and 00/100 ---Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 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 September 1, 2010

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 LaJuan Drive, and being known and designated as Lot No. 12 according to a plat entitled Stratford, Section II, prepared by Campbell & Clarkson Surveyors, Inc. dated September, 1975, and recorded in the Greenville County R.M.C. Office in Plat Book 5D at Page 90, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of LaJuan Drive at the joint front corner of Lots 11 and 12 and running along the common line of said lots, S. 81-38 W. 242.63 feet to an iron pin; thence S. 15-49 E. 80 feet to an iron pin at the joint rear corner of Lots 12 and 13; thence along the common line of said lots, N. 81-46 E. 235.96 feet to an iron pin on the western side of LaJuan Drive; thence along the western side of said Drive, N. 8-26 W. 31.9 feet to an iron pin; thence still with the western side of said Drive, N. 12-42 W. 48.1 feet to the point of beginning.

The above described property is the same acquired by the Mortgagor by deed from L. H. Tankersley recorded September 28, 1979.

First Federal Savings & Loan Association  
301 College Street  
Greenville, S. C. 29601

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
11.00

which has the address of LaJuan Drive Greenville,  
(Street) (City)  
S. C. 29611 (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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