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OCT 11 10 00 AM '79
SHERIFF'S OFFICE
GREENVILLE, S.C.

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGE
(Construction—Permanent)

BOOK 1484 PAGE 46

THIS MORTGAGE is made this 10th day of October, 1979, between the Mortgagor, B. Phillips Pressley and Patricia C. Pressley, (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").

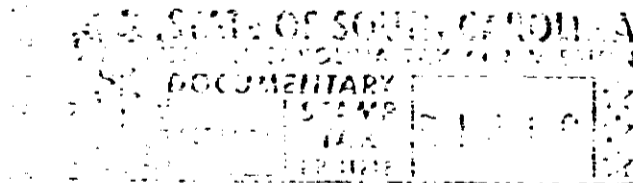
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six Thousand Five Hundred and No/100 (\$36,500.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated October 10, 1979, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on July 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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated October 10, 1979, (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 lot of land located in the County of Greenville, State of South Carolina and lying and being on the southern side of Fairview Road, being a 1.33 acre tract shown as a portion of Lot 4 and a portion of Lot 3 of property of Clifton E. Singleton, John D. Salmon and Mrs. Minnie M. Causey, and having, according to a plat entitled "Survey for Phil and Patricia Pressley" by Joe E. Mitchell, dated September 19, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Fairview Road and running thence S. 7-00 W. 410.34 feet to an iron pin in line of property now or formerly of Eunice C. Harrell, et al; thence with line of property now or formerly of Eunice C. Harrell, et al, N. 77-57-50 W. 125.86 feet to an iron pin in the line of Lot 5, thence with the line of Lot 5, N. 3-12 E. 428.08 feet to an iron pin on the southern side of Fairview Road; thence with the southern side of Fairview Road, S. 72-44 E. 156.25 feet to an iron pin, the point of beginning.

Being the same property acquired by Mortgagors herein by deed of W. Ted Harrison, dated August 29, 1979 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1113, at Page 42.



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Derivation:

which has the address of _____
[Street] [City]
_____ (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 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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