

SOUTH CAROLINA
REGISTERED INSTRUMENTS
OFFICE
COLUMBIA, SOUTH CAROLINA

FILED No. 1488 PAGE 367
NOV 15 12 45 PM '79
DONALD STANFORD
R.M.C.

MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 15th day of November,
1979, between the Mortgagor, M. G. Proffitt, Inc.
(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 Seventy-Four Thousand Nine
Hundred and NO/100 (\$74,900.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated November 15, 1979 (herein "Note"),
providing for monthly installments of interest before the amortization commencement date and for monthly install-
ments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable
on August 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 Bor-
rower dated November 15, 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 piece, parcel or lot of land with the buildings and improve-
ments thereon, lying and being on the southeasterly side of Sugar Creek
Road, near the City of Greenville, S. C., being known and designated as
Lot No. 68 on Plat entitled "Map 5, Sugar Creek" as recorded in the
RMC Office for Greenville County, S. C. in Plat Book 6H at Page 2,
and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Sugar Creek Road,
said pin being the joint front corner of Lots 67 and 68, and running
thence with the common line of said lots, S. 57-26 E. 140 feet to an
iron pin, the joint rear corner of Lots 67 and 68; thence N. 32-34 E.
130 feet to an iron pin, the joint rear corner of Lots 68 and 69; thence
with the common line of said lots, N. 57-26 W. 140 feet to an iron pin
on the southeasterly side of Sugar Creek Road; thence with the south-
easterly side of Sugar Creek Road, S. 32-34 W. 130 feet to the point of
beginning.

This is the same property conveyed to the Mortgagor herein by deed
of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran
Company, dated November 15, 1979, in the RMC Office for Greenville
County in Deed Book 1115 at Page 670.

Derivation:

which has the address of Lot 68, Sugar Creek
(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 im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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