

GREENVILLE CO. S. C.
NOV 23 3 34 PM '79
DANNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 23 day of November, 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 Fifty Two Thousand Seven Hundred and 00/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 November 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 situate, lying and being in the County of Greenville, State of South Carolina, with all improvements thereon, or to be constructed thereon, and being known and designated as Lot No. 41 according to a plat entitled "Heritage Lakes Subdivision" prepared by Heaner Engineering Co., Inc. as revised October 26, 1977, and recorded in the R.M.C. Office for Greenville County 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 40 and 41 and running along the common line of said lots, S. 82-06-55 W. 168.20 feet to an iron pin at the joint rear corner of said lots; thence S. 07-53-05 E. 133.38 feet to an iron pin on the northern side of Harness Trail; thence along the curve of Harness Trail, the chord of which is N. 84-24-30 E. 105.17 feet to an iron pin; thence N. 50-25-26 E. 36.52 feet to an iron pin; thence along the western side of Andulusian Trail, N. 07-20-31 E. 110.27 feet to an iron pin; thence continuing along the curve of Andulusian Trail, the chord of which is N. 06-30-14 E. 12.39 feet to the iron pin at 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 in the Greenville County R.M.C. Office for Greenville County on December 11, 1978 in Deed Volume 1093 at Page 534.

First Federal Savings & Loan Association
301 College Street
Greenville, South Carolina 29601

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which has the address of Lot 41, Andulusian Trail Simpsonville
(Street) (City)
S. C. 29681 (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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