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HARRERSLEY

MORTGAGE (Construction—Permanent)

THIS MORTGAGE is made this 10th day of December, 1979, between the Mortgagor, Wade Hampton Associates, a Partnership, (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").

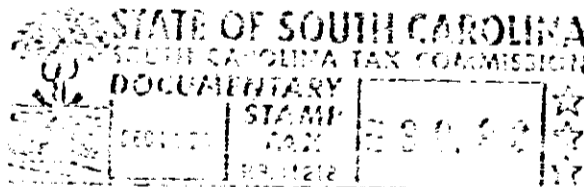
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-Seven Thousand Two Hundred Fifty and No/100 (\$97,250.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated December 10, 1979, (herein "Note"), providing for monthly installments 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 April 1, 1990;

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 December 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 piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, with the buildings and improvements thereon, on Wade Hampton Boulevard, and being shown and designated as Lots Nos. 202, 203 and 204 on plat of property of Robert J. Edwards recorded in the RMC Office for Greenville County in Plat Book EE at Page 60, and being more fully described, according to plat, as follows:

BEGINNING at an iron pin on the southeast side of U. S. Highway 29 at the joint front corner of Lots Nos. 201 and 202; thence with the common line of Lots Nos. 201 and 202, S. 47 E. 310 feet to an iron pin; thence N. 43 E. 300 feet to an iron pin, joint rear corner of Lots Nos. 204 and 205; thence with the common line of Lots Nos. 204 and 205, N. 47 W. 325 feet to an iron pin on the right-of-way of U. S. Highway 29; thence with the southeast side of said right-of-way, S. 43 W. 141 feet to an iron pin; thence S. 47 E. 15 feet to a pin; thence continuing with said right-of-way, S. 43 W. 159 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Frances D. Williams recorded December ~~11~~, 1979, in Deed Book 1117 at Page 96.



Derivation:

which has the address of 2710 Wade Hampton Boulevard Greenville,
[Street] [City]
South Carolina (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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