

GREENVILLE CO. S. C.
JAN 6 3 03 PM '80
DONNIE TANNERSLEY
R.M.C.

MORTGAGE

BOOK 1492 PAGE 763

THIS MORTGAGE is made this 8th day of January 1980, between the Mortgagor, Balentine Brothers Builders, Inc. (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand Eight Hundred and No/100 (\$52,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated 8 January 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 May 2010;

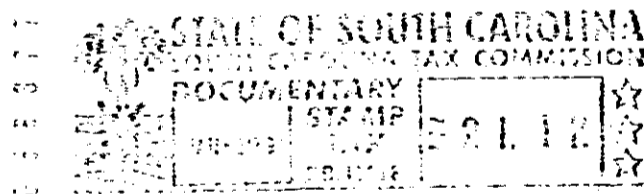
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, on the southerly side of Harness Trail, being shown and designated as Lot No. 11, Heritage Lakes, on plat recorded in the RMC Office for Greenville County, S. C., in Plat Book "6 H", at Page 16, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Harness Trail, joint front corner of Lots Nos. 10 and 11, and running thence with the joint lines of said lots, S. 27-55-56 E. 185.52 feet to an iron pin; running thence S. 73-32-12 W. 178 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence with the joint lines of said lots, N. 8-22-20 W. 180.19 feet to an iron pin on the southerly side of Harness Trail; thence with the curve of Harness Trail, N. 71-50-52 E. 116.36 feet to the point of BEGINNING.

The within is a portion of that property heretofore conveyed to the mortgagor by deed of Comfortable Mortgages, Inc., recorded 21 December 1978, RMC Office for Greenville County, S. C., in Deed Book 1094, at Page 170.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 337, Mauldin, South Carolina 29662.



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which has the address of Lot No. 11, Heritage Lakes, Harness Trail, Greenville County, South Carolina (herein "Property Address");

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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