

FILED
GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1511 PAGE 177

THIS MORTGAGE is made this 14th day of August 1980, between the Mortgagor, Bobby J. Jones Builders, Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 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 January 1, 2006.

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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 45 White Oak Hills on plat of Property of Bobby J. Jones Builders, Inc., recorded in Plat Book 8-A at page 80 and having the following courses and distances:

BEGINNING at an iron pin on Maple Leaf Court, joint front corner of Lots 45 and 46 and running thence with the joint line of said lots, S. 23-00 W. 160.72 feet to an iron pin; thence along the rear line of Lot 45, N. 63-08 W. 90.0 feet to an iron pin, joint line of Lots 44 and 45; thence with the joint line of said lots, N. 22-38 E. 146.34 feet to an iron pin on Maple Leaf Court; thence along said Court, S. 72-14 E. 91.1 feet to an iron pin, the point of beginning.

Being the same property conveyed by A. J. Prince Builders, Inc. by deed recorded herewith.

which has the address of Lot 45 Maple Leaf Court, Greenville, S. C. (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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