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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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FILED
GREENVILLE CO. S. C.
SEP 3 12 49 PM '80
DONNIE E. TANKERSLEY
R.M.C.

MORTGAGE
negotiable Rate Mortgage)

This instrument was prepared by:
MICHAEL O. HALLMAN
ATTORNEY AT LAW
16 WILLIAMS STREET
GREENVILLE, S. C. 29601

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THIS MORTGAGE is made this 2 day of September 19 80, between the Mortgagor, A. J. Prince Builders, Inc. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand Three Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note date September 2, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Spruce Court, and being known and designated as Lot No. 6 according to a plat of White Oak Hills Subdivision recorded in the Greenville County R.M.C. Office in Plat Book 7C at Page 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Spruce Court at the joint front corner of Lots 6 and 7 and running along the common line of said lots, S. 20-55 E. 116.8 feet to an iron pin; thence along the common line of Lots 5 and 6, S. 74-39 W. 170.95 feet to an iron pin on the eastern side of Green Fern Drive; thence along said Drive, N. 11-15 W. 75 feet to an iron pin; thence N. 33-45 E. 35.35 feet to an iron pin on the southern side of Spruce Court; thence along the southern side of Spruce Court, N. 68-15 E. 107.4 feet to an iron pin; thence still with the southern side of Spruce Court, N. 57-45 E. 21.7 feet to the point of beginning.

The above described property is the same acquired by Bobby Joe Jones Builders, Inc. and A. J. Prince Builders, Inc. by deed from L. H. Tankersley recorded May 15, 1979, with an undivided one-half interest being conveyed by Bobby Joe Jones Builders, Inc. unto A. J. Prince Builders, Inc. covering the subject lot, by deed recorded October 25, 1979.

Fidelity Federal Savings & Loan Association
101 East Washington Street
Greenville, South Carolina 29601

which has the address of Lot 6, Spruce Court Greenville
(Street) (City)
S. C. 29611 (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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