

GREENVILLE, S.C.
SEP 4 3 25 PM '80
DOHN E. WINKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 3 day of September, 1980, 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 Forty Four Thousand and No/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 3, 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 October 1, 1981.....;

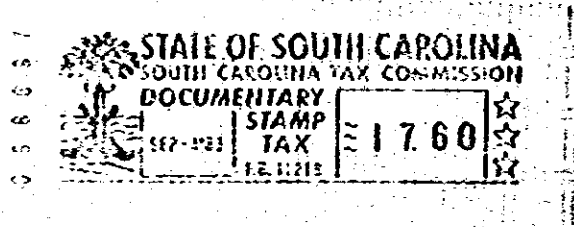
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate, lying and being on the northern side of Saluda Lake Road and being known and designated as Lot No. 15 according to a plat of White Oak Hills Subdivision, Phase II-A recorded in the RMC Office for Greenville County in Plat Book 7C, at page 95 and having according to said plat the following metes and bounds, to-wit:

BEGINNING At an iron pin on the northern side of Saluda Lake Road at the joint front corner of Lots 14 and 15 and running along the common line of said lots, N. 2-00 E. 156.70 feet to an iron pin; thence N. 74-22 E. 66.96 feet to an iron pin; thence S. 15-38 E. 185.72 feet to an iron pin on the northern side of Saluda Lake Road; thence N. 88-00 W. 120.00 feet to the beginning point.

The above described property is a portion of the same acquired by A. J. Prince Builders, Inc. and Bobby Joe Jones Builders, Inc. by deed recorded February 21, 1980, with an undivided one-half interest in the subject lot being deeded to A. J. Prince Builders, Inc. by Bobby Joe Jones Builders, Inc. by deed recorded March 18, 1980.

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



which has the address of 15 Saluda Lake Road Greenville, S.C.,
(Street) (City)
(State and Zip Code) (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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