

3 30 PH '80
DANNIE S. TANKERSLEY
R.M.C.

1514-510

FILED
GREENVILLE CO. S. C.

MORTGAGE

SEP 4 3 30 PH '80
DANNIE S. TANKERSLEY

THIS MORTGAGE is made this 4th day of September 1980 between the Mortgagor, A. J. Prince 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 South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

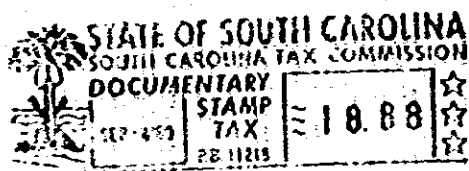
WHEREAS Borrower is indebted to Lender in the principal sum of Forty Seven Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 4, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 certain piece, parcel or lot of land, with all buildings and improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the intersection of Saluda Lake Road and Lenhardt Road and being known and designated as Lot No. 16 according to a plat of White Oak Hills Sub-division, Phase II-A, prepared December 20, 1979 by Arbor Engineering, Inc. 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 15 and 16; thence with the common line of said lots, N. 15-38 W. 85.72 feet to an iron pin at the joint rear corner of Lots 16 and 17; thence with the common line of said lots, N. 74-22 E. 155 feet to an iron pin on the southwestern side of Lenhardt Road; thence with said road, S. 15-38 E. 110 feet to an iron pin; thence with the curve of the intersection of Lenhardt Road and Saluda Lake Road, the chord of which is S. 38-11 W. 29.52 feet to an iron pin on the northern side of Saluda Lake Road; thence with said road, N. 88-00 W. 137.65 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed from Waco F. Childers, et al recorded February 21, 1980 in Deed Book 1120 at page 891 and an undivided one-half interest in said property being conveyed from Bobby Joe Jones Builders, Inc. to A. J. Prince Builders, Inc. by deed dated September 4, 1980 recorded September 5, 1980.



which has the address of Lot 16 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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