

2-1977

FILED  
GREENVILLE CO. S. C.  
OCT 28 12 38 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

1522 462

### MORTGAGE (Construction)

THIS MORTGAGE is made this 29 day of October,  
19 80, between the Mortgagor, R. L. Rucker Builder, Inc.,  
(herein "Borrower"), and the Mortgagee, South Carolina  
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of  
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Three Thousand Two  
Hundred and No/100ths Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated October 29, 1980, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on April 1, 1982.

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, (b) the performance  
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-  
rower dated October 29, 19 80, (herein "Loan Agreement") as provided in paragraph 20  
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to  
paragraph 17 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 situate, lying and being at  
the southwestern corner of the intersection of Chestnut Oaks Circle and  
Briarwood Drive, being shown and designated as Lot 120 on a plat of Holly  
Tree Plantation, Phase III, Section II recorded in the RMC Office for  
Greenville County, South Carolina in Plat Book 7C, Page 27 to which plat  
reference is made for a complete metes and bounds description thereof and  
also being the same property shown on a more recent plat made by Freeland  
& Associates October 20, 1980 entitled Property of R. L. Rucker Builder, Inc.

This is the same property conveyed to the mortgagor herein by deed of Donald  
E. Franklin dated October 29, 1980 to be recorded herewith

STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
33.28

SC 11-2-0029 80 259

Derivation:

which has the address of Lot 120, Briarwood Drive, Holly Tree Plantation, Simpsonville,  
[Street] [City]  
South Carolina (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 im-  
provements 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, all fixtures now or hereafter attached to  
the property, and all appliances, building materials, and other moveables placed in or upon the property if the same  
were paid for, or were intended to be paid for, from the proceeds of this loan, 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 are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized 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 demand, 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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