

GREENVILLE CO. S.C.
RECORDED IN CO. AH '80
DONOR: J. J. PRINCE BUILDERS, INC.
R.M.C.

MORTGAGE

1523 173

THIS MORTGAGE is made this 4th day of November, 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 ONE HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 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 April 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 buildings and improvements thereon or to be hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Lenhardt Road, and being known and designated as Lot No. 19 according to a plat of WHITE OAK HILLS SUBDIVISION, PHASE II-A, prepared by Arbor Engineering, Inc. dated January 1980, and recorded in the Greenville County R.M.C. Office in Plat Book 7-C at Page 95, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Lenhardt Road at the joint front corner of Lots 18 and 19 and running thence along the common line of said lots, S. 74-22 W. 155 feet to an iron pin; thence N. 15-38 W. 100 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence along the common line of said lots, N. 74-22 E. 155 feet to an iron pin; thence along the western side of Lenhardt Road, S. 15-38 E. 100 feet to the point of beginning.

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 from Waco F. Childers, Jr. et al, recorded February 21, 1980, with an undivided one-half interest in and to the subject Lot No. 19 being conveyed by Bobby Joe Jones Builders, Inc. unto A. J. Prince Builders, Inc. by deed recorded November 5, 1980.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$ 18.04
NOV 11 1980

Poinsett Federal Savings & Loan Association
203 State Park Road
Travelers Rest, South Carolina 29690

which has the address of Lot 19, Lenhardt Road, Greenville, S. C. 29611 (herein "Property Address");
(Street) (City) (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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