

27645 200M 587
Threat Enterprises, Inc.
540.10-1-54

1001-310
1980
SLEY

MORTGAGE

(Construction)

THIS MORTGAGE is made this 18th day of December, 1980, between the Mortgagor, Threat Enterprises, 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 thousand and 00/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated December 18, 1980, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on June 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 Borrower dated December 18, 1980, (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 lot of land situate on the southwestern side of Dewberry Lane in the county and state aforesaid being shown as Lot No. 50 on a plat of Dove Tree Subdivision, Sheet No. 1 dated September 18, 1972, revised March 29, 1973, prepared by Piedmont Engineers & Architects and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Dewberry Lane at the joint front corner of lot 50 and lot 51 and running thence with Lot 51 S 50-14 W 148.8 feet to an iron pin at the joint rear corner of Lot 50 and Lot 51; thence with Lot 54 N 66-58 W 10 feet to an iron pin; thence with Lot 54 and Lot 55 N 53-17 W 67.3 feet to an iron pin at the joint rear corner of Lot 48 and Lot 55; thence with Lot 48 N 46-05 W 45.9 feet to an iron pin at the joint rear corner of Lot 49 and Lot 50; thence with Lot 49 N 43-02 E 156.9 feet to an iron pin on Dewberry Lane; thence with said lane S 51-31 E 26.5 feet to an iron pin; thence still with said lane S 46-33 E 114 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Dove Tree Realty, et al, to be recorded herewith.

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Derivation: (see above)
which has the address of Lot 50 Dewberry Lane Greenville
South Carolina 29609 (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, 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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