

FILED
GREENVILLE CO. S. C.

MORTGAGE

FEB 27 3 07 AM '81

THIS MORTGAGE is made this Second (2nd) day of February 1981, between the Mortgagor, J. C. Builders, Inc. (herein "Borrower"), and the Mortgagee, Jamie Hunt (herein "Lender"), whose address is 407 Boulevard Anderson, South Carolina 29621.

WHEREAS, Borrower is indebted to Lender in the principal sum of Three thousand seven hundred and No/100 (\$3,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1981 (herein "Note"), providing for five installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 piece, parcel or lot of land situate, lying and being in Paris Mountain Township, in the State and County aforesaid, on Parker Road, designated as Lot 21 of Shadowlawn Subdivision, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book U at page 9 and having, according to said plat, the following metes and bounds, to-wit:

Beginning on Parker Road at the joint front corner of lots 20 & 21, thence S. 26-17 E. 85 feet along Parker Road to a point; thence N. 54-24 E. 216.7 feet to a point on the line of Lot 19; thence N. 30-38 W. 70 feet to the rear corner of Lot 20; thence S. 58-15 W. 209.3 feet along the line of Lot 20 to the front corner thereof, on Parker Road, the point of beginning.

This being the same property conveyed to the Mortgagor herein by the Mortgagee herein by deed dated February 2, 1981 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1143 at page 346.

which has the address of _____ (Street) _____ (City) _____ (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, 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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