

FILED
GREENVILLE CO. S. C.
MAR 27 4 17 PM '81

BOOK 1536 PAGE 382

MORTGAGE

JOHNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 20th day of March,
1981, between the Mortgagor, Hamlett Builders, Inc.,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Eight Thousand
Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated March 20, 1981, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
February 1, 2012

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 lying in the State of
South Carolina, County of Greenville, shown as Lot 44 and Pt. 61
of Pebble Creek, Phase IV, Section II, recorded in Plat Book
7C at page 47 and on Property of Hamlett Builders, Inc., as
Lot 44 and Pt. 61, Pebblecreek, Phase 4, Section 2 and having
such courses and distances as will appear by reference to the latter.
Being the same property conveyed by Pebblepart, Ltd., a
South Carolina Limited Partnership by deed recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT
OF THE STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
39.40

which has the address of Lot 44, Pebble Creek Way, Taylors, S. C. 29687,
(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 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 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.

13070

1 MAR 27 81
1767

4328 RV-2