

EX

GREENVILLE CO. S. C.
MAR 31 1 27 PM '81
DONNIE TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1536 PAGE 699

THIS MORTGAGE is made this 31st day of March 1981, 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").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 1987 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on one year from date hereof.

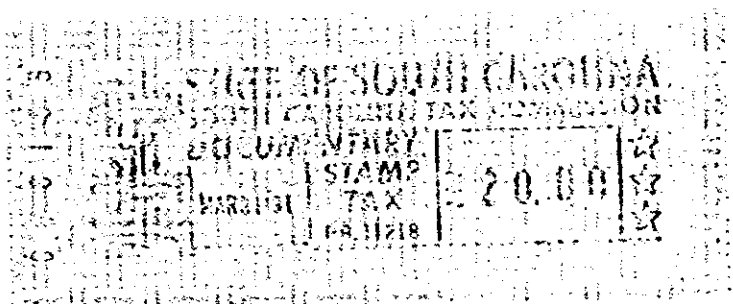
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To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance 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 the State of South Carolina, County of Greenville, on the northeastern side of Lenhardt Court, being shown and designated as Lot 9 on a plat of White Oak Hills Subdivision, Phase II-B, prepared by Arbor Engineering, Inc. dated July 16, 1980, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-X, page 36, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lenhardt Court, joint front corner of Lots 8 and 9; thence along the common line, N. 16-16 E. 152.09 feet to an iron pin, joint corner of Lots 8, 9, and 22; thence N. 68-11 E. 83.69 feet; thence S. 15-38 E. 180.58 feet to an iron pin, joint rear corner of Lots 9 and 10; thence S. 74-22 W. 140 feet to a point on the northeastern side of Lenhardt Court; thence with the curve of the cul-de-sac of Lenhardt Court, the chord of which is N. 44-41 W. 48.56 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Bobby Joe Jones Builders, Inc. recorded December 31, 1980 and deed of Waco F. Childers, et al recorded February 21, 1980 in the RMC Office for Greenville County, S.C.



which has the address of Lot 9, Lenhardt Court Greenville, South Carolina (herein "Property Address");

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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