



GREENVILLE, S.C.

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DONNIE W. HANNAESLEY R.M.C. MORTGAGE (Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 30th day of March, 1981, between the Mortgagor, COBB BUILDERS, INC.

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED FORTY-ONE THOUSAND & NO/100 Dollars, which indebtedness is evidenced by Borrower's note date March 30, 1981 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 21 on a plat entitled "Schwiers at Cleveland", prepared by Dalton & Neves Co., Engineers, dated April, 1980 and recorded in the RMC Office for Greenville County in Plat Book 7X, page 20, and a more recent plat entitled "Property of Cobb Builders, Inc.", dated March, 1981 and recorded in the RMC Office for Greenville County in Plat Book 8-M, page 62, reference is hereby craved to said more recent plat for a metes and bounds description thereof.

This is the same property conveyed to the above named mortgagor by deed of Schwiers at Cleveland Development, Inc. to be recorded of even date herewith.

which has the address of Lot 21, Harvest Lane 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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