

DEED  
S.C.  
10 27 AM '81

# MORTGAGE

THIS MORTGAGE is made this 1st day of June, 1981, between the Mortgagor, B & B 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").

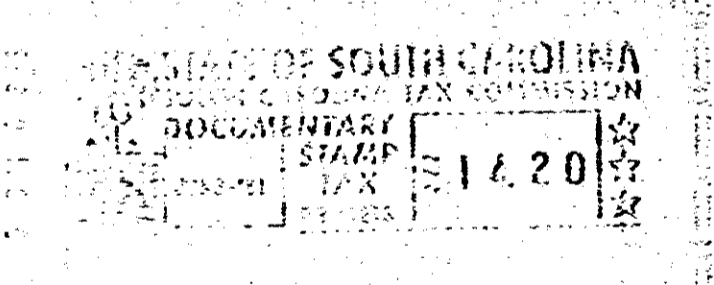
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand Five Hundred and no/100 (\$35,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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, 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 lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 67 of Sunny Acres Subdivision, plat of which is recorded in the R.M.C. for Greenville County in Plat Book BB, at pages 168 and 169 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cox Drive with the joint front corner of Lots 67 and 68; running thence with the line of Lot 67 S. 31-10 E. 150 feet to a point to the line of Lot No. 84; thence with the line of Lot 84 and 85 S. 57-55 W. 80 feet to a point in the line of Lot 66; thence with the joint line of Lot 66 and 67 N. 31-10 W. 150 feet to a point on the southern side of Cox Drive; thence with Cox Drive N. 57-05 E. 80 feet to the point of beginning.

BEING a portion of the same property conveyed to the Mortgagor herein by deed of Poinsett Service Corporation, said deed being dated May 17, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1079 at page 735.



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which has the address of ..... (City)  
..... (Street)  
..... (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.

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