

Mailing Address: P. O. Box 937
Greenville, S. C. 29602

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MORTGAGE (Construction)

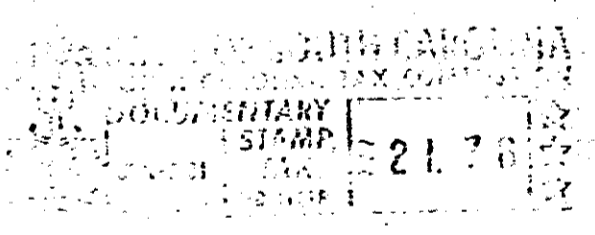
(#6220)
THIS MORTGAGE is made this 5th day of June,
19 81, between the Mortgagor, Cothran & Darby Builders, Inc.,
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four thousand three hundred
seventy-five and no/100 (54,375.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated _____, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on December 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, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated June 5, 19 81 (herein "Loan Agreement") as provided in paragraph 20
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to
paragraph 17 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 of lot of land with the buildings and improve-
ments thereon on the westerly side of Tananger Circle, near the City of
Greenville, South Carolina, and being designated as Patio Home Lot No. 54,
on a plat recorded in the RMC Office for Greenville County, in Plat Book
7X, at page 79, and having according to said plat, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Tananger Circle, joint front
corner of Lots 54 and 55, and running thence along the common line of said
lots N. 88-36 W. 114. 41 feet to an iron pin; thence along the common rear
line of Lots 50 and 54 S. 1-24 W. 50 feet to an iron pin in the rear line of
Lot 52; thence along the rear line of Lot 52 and the common line of Lots
53 and 54 S. 88-36 E. 114.41 feet to an iron pin on the westerly side of
Tananger Circle; thence along said Circle N. 1-24 E. 50 feet to an iron pin,
the point of BEGINNING.



Derivation: This is a portion of the property conveyed to the Mortgagor herein by
deed of Trendsetter Development Company, Inc. of even date herewith to be
recorded.
which has the address of Lot 54 Sugar Creek Villas, Greer,
[Street] [City]
South Carolina (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 im-
provements 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, all fixtures now or hereafter attached to
the property, and all appliances, building materials, and other moveables placed in or upon the property if the same
were paid for, or were intended to be paid for, from the proceeds of this loan, 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 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 demand, 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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