

SOUTH CAROLINA
DEPARTMENT OF REVENUE
PROPERTY TAX
STAMP
FEB 1983
2012
GREENVILLE S.C.

FEB 10 38 AM '83

DONNIE LANKERSLEY
MORTGAGE
(Construction)

THIS MORTGAGE is made this 8th day of February,
1983, between the Mortgagor, Carolina Builders of S.C., 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 Sixty-five thousand two hundred
Fifty and no/100 (65,250.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated February 8, 1983, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on November 1, 1983.

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 February 8, 1983, (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, or lot of land, situate, lying and being in
the County of Greenville, State of South Carolina, and being known and
designated as Lot 58, Northwood Subdivision, Section 1, according to plat of
said subdivision by Piedmont Surveyors, April 10, 1981, and which said plat is
recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat
Book 7-X, at Page 98, and according to said plat having the following courses
and distances to-wit:

BEGINNING at a point on the edge of Bendingwood Circle, joint front
corner with Lot 57 and running thence with the common line with said lot,
N. 73-13-42 E. 156.41 feet to a point in the common line with Lot 71; thence
running with the common line with Lots 71 and 70, S. 15-43-36 E. 85.0 feet to a
point, joint rear corner with Lot 59; thence running with the common line with
said lot, S. 73-13 W. 154.79 feet to a point on the edge of Bendingwood Circle;
thence running with the edge of said street, N. 16-47 W. 85.0 feet to a point on
the edge of said street, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor
herein by deed of Balentine Brothers Builders, Inc., dated February 7, 1983,
which said deed is being simultaneously recorded with the within instrument.

Derivation:

which has the address of Lot 58, Northwood S/D Taylors
[Street] [City]

South Carolina 29687 (herein "Property Address");
[State and Zip Code]

SC10

SFE
085
OR4
4.00:CD

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.

4
2
0

4328 RW-2