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GREENVILLE CO. S. C.

800-1692 PAGE 397

APR 18 3 25 PM '83

DONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**  
(Construction)

THIS MORTGAGE is made this 15th day of April,  
1983, between the Mortgagor, Angle 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").

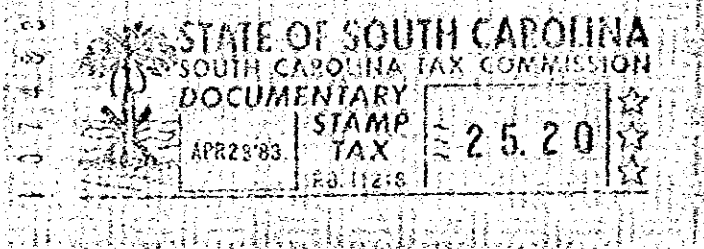
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Sixty-three thousand and no/100-~~  
~~(63,000.00)~~ Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated April 15, 1983, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on January 1, 1984.

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 April 15, 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, parcel or lot of land situate, lying and being in the State  
of South Carolina, County of Greenville, being known and designated as Lot 29 on plat  
of SEVEN OAKS, recorded in the RMC Office for Greenville County in Plat Book 4R, Page  
6 and also as shown on a more recent survey prepared by Frøeland & Associates, dated  
April 14, 1983, entitled "Property of Angle Builders, Inc." and having, according to  
the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of E. Woodburn Drive, joint front corner  
of Lots 29 and 30 and running thence with the common line of said lots, S 31-58 E 166.2  
feet to an iron pin; thence turning and running S 75-50 W 23.9 feet to an iron pin;  
thence S 75-44 W 135.4 feet to an iron pin; thence turning and running along the common  
line of Lots 28 and 29, N 00-02 E 161.2 feet to an iron pin on the southern side of  
E. Woodburn Drive; thence turning and running with the curve of E. Woodburn Drive,  
the chord of which is N 74-02 E 68.9 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Arthur P. Campbell  
and Angeline S. Campbell, to be recorded of even date herewith.



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Derivation:

Lot 29, E. Woodburn Dr.  
Seven Oaks Subdivision

Taylors  
[City]

South Carolina 29687 (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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