

MAY 9 9 54 AM '83
DONNIE S. JARVISLEY
R.M.C.

MORTGAGE

BOOK 1605 PAGE 511

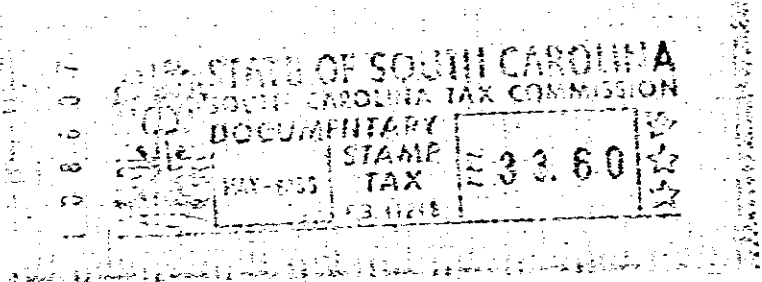
THIS MORTGAGE is made this 5th day of May 1983, between the Mortgagor, Chandler Construction Company, Inc. (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Four Thousand and 00/100 (\$84,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 5, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2003;

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 said piece, parcel or lot of land situate lying and being in South Carolina, County of Greenville, being known and described as Lot 251, Section V, sheet 2, Subdivision known as Poinsettia, said subdivision being situated in Corporate limits of Town of Simpsonville, plat of said subdivision being recorded in R.M.C. Office for Greenville County, South Carolina, in Plat Book 5P, page 34; and a more particular description of said above number lot may be had by referring to said plat.

THIS being the same property conveyed to the Mortgagors herein by deed of Poinsett Realty, Inc., of even date, to be recorded herewith.



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which has the address of Lot #251, South Almond Drive, Simpsonville, South Carolina, 29681 (Street) (City); (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 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.