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FILED
GREENVILLE CO S.C.
JUL 13 2 41 PM '83
DONNIE S. TANNERSLEY
R.M.C.

600 1315 133:835

MORTGAGE (Construction)

THIS MORTGAGE is made this 12th day of July,
19 83, between the Mortgagor, Gatewood 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 Eighty-Five Thousand Five
Hundred and No/100 (\$85,500.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated July 12, 1983, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on April 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 July 12, 19 83, (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 piece, parcel or lot of land situate, lying and being on the southern
side of South Walden Pointe, near the City of Greenville, in the County of
Greenville, State of South Carolina, and known and designated as Lot No. 5 of
a subdivision known as Walden Pond, plat of which is recorded in the R.M.C.
Office for Greenville County in Plat Book 9-F at Page 37 and according to said
plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of South Walden Point at the
joint front corner of Lots 4 and 5, and running thence with the joint line of
said lots S. 34-04 E. 144.84 feet; running thence N. 88-41 W. 206.8 feet to an
iron pin; running thence N. 05-00 W. 57 feet to an iron pin; running thence
N. 50-50 E. 88.25 feet to an iron pin on the southern side of South Walden
Pointe; running thence with the southern side of said Pointe S. 74-30 E. 35
feet to an iron pin; thence continuing with said Pointe N. 67-01 E. 30.88 feet
to an iron pin, point of beginning.

THIS is a portion of the identical property conveyed to the Mortgagors herein
by deed of Electrical Construction, Inc. recorded in the R.M.C. Office for
Greenville County in Deed Book 1136 at Page 786 and by deed of Raymond A. Conn
recorded in the R.M.C. Office for Greenville County in Deed Book 1136 at Page
784.

Derivation:

STAMP: 34.00 TAX 300.20

which has the address of South Walden Pointe Taylors
[Street] [City]
S. C. 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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