

514 N. Main Greenville, SC 29681
JUL 28 11 32 AM '83
DONNIE S. HENSLEY R.M.C.

MORTGAGE

BOOK 1618 PAGE 114

THIS MORTGAGE is made this 27th day of July 1983, between the Mortgagor, BUILDERS & DEVELOPERS, 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"). THIS MORTGAGE INCLUDES AN ADJUSTABLE RATE LOAN RIDER WHICH IS HEREBY INCORPORATED BY REFERENCE.

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY-SIX THOUSAND THREE HUNDRED & NO/100 (\$86,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 January 1, 2014

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 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 325 POINSETTIA Subdivision, Section V, Sheet 2 of plat of said Subdivision recorded in the REC Office for Greenville County, South Carolina in Plat Book 5P at page 34. A more particular description of the above numbered lot may be had by reference to said plat.

This being the same property conveyed to the Mortgagor herein by deed of Poinsett Realty Company of even date, to be recorded herewith.

RECORDED
JUL 28 1983
GREENVILLE, S.C.
BOOK 1618 PAGE 114

which has the address of S. Almond Drive, Simpsonville, S.C. 29681 (herein "Property Address"):

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 seized of the estate herein 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 or demands, subject to any declarations, easements or restrictions noted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

0111A

1618-114