

2-1977 FILED
GREENVILLE S.C.
OCT 12 3 41 PM '83
DONNIE S. WARRERSLEY
R.M.C.

BOOK 1530 PAGE 471

MORTGAGE (Construction)

THIS MORTGAGE is made this 10th day of October,
1983, between the Mortgagor, FURMAN COOPER 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 Forty-Three Thousand Eight
Hundred Seventy-Five and No/100 Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated October 10, 1983, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on July 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 October 10, 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 as Lot 6 on plat of OLD MILL
ESTATES, SEC. 3, recorded in the RMC Office for Greenville
County in Plat Book 8P, Page 3 and also as shown on a more
recent survey prepared by Freeland & Associates, dated
October 7, 1983, entitled "Property of Furman Cooper
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 East Mill
Court, joint front corner of Lots 6 and 7 and running thence
along the common line of said lots, S 9-52-22 E 225.17 feet
to an iron pin; thence turning and running S 86-09-08 W
133.0 feet to an iron pin; thence turning and running along
the common line of Lots 5 and 6, N 4-00 E 219.22 feet to an
iron pin; thence turning and running along the southern side
of East Mill Court, S 87-49-18 E 9.0 feet to an iron pin;
thence still along said Court, N 80-05-12 E 71.0 feet to an
iron pin, the point of beginning.

Derivation: Being a portion of the property conveyed to the mortgagor herein by deed
of C. S. Willingham, recorded 4-15-83 in Deed Book 1186, Page 461.

which has the address of _____ [Street] _____ [City]

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

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.

RECORDED IN GREENVILLE S.C.
DOCUMENT NO. 1750
STAMP TAX \$11.00
OCT 12 1983

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