

FILED  
GREENVILLE, S.C.

NOV 21 4 54 PM '83

JOHN C. WATSON, JR.

**R.M.C. MORTGAGE**  
(Construction)THIS MORTGAGE is made this 18th day of November,  
19 83, 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-Eight Thousand Seven Hundred  
Fifty and No/100 (\$48,750.00) Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated November 18, 1983, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on August 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 November 18, 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 23 on plat of  
OLD MILL ESTATES, SECTION 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 November 9, 1983, entitled "Property of Furman Cooper  
Builders, Inc." and having, according to the more recent  
plat, the following metes and bounds, to wit:BEGINNING at an iron pin on the northern side of East Mill  
Court, joint front corner of Lots 23 and 24 and running  
thence with the common line of said lots, N 7-45-23 W 230.36  
feet to an iron pin; thence turning and running S 77-35-26 E  
30.0 feet to an iron pin; thence turning and running along  
the common line of Lots 22 and 23, S 29-24-36 E 213.89 feet  
to an iron pin; thence turning and running along the  
northern side of East Mill Court as follows: S 65-00 W 65.0  
feet to an iron pin; thence S 80-00 W 45.0 feet to an iron  
pin, the point of beginning.Being a portion of the property conveyed to the grantor herein by deed of  
Derivation: C. S. Willingham recorded 4-15-83 in Deed Book 1186, Page 461.which has the address of Lot 23, Old Mill Estates, Section III  
\_\_\_\_\_ (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.

0371

228 828