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Vol 1848 PAGE 525

MORTGAGE

(Construction)

THIS MORTGAGE is made this 31st day of January, 1984, between the Mortgagor, Carolina Builders of S.C., 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 Sixty-Eight Thousand Six Hundred Twenty Five and No/100 (\$68,625.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated January 31, 1984, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on February 1, 1985.

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 Borrower dated January 31, 1984, (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 County of Greenville, State of South Carolina, being Lot No. 60, Devenger Pointe Subdivision, Section One, according to a plat of said subdivision prepared by Dalton & Neves Company, Engineers, dated March 1983, which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-F, at Page 59, according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Atherton Way, joint front corner with Lot 59 and running thence with the edge of Atherton Way, N. 32-59 E. 75 feet to a point at the intersection of Atherton Way and Atherton Court; thence running with the edge of said streets, N. 77-59 E. 35.35 feet to an iron pin on the edge of Atherton Court; thence running with the edge of said Court, S. 57-01 E. 115 feet to a point on the edge of said Court, joint corner with Lot 61; thence running with the common line with said Lot, S. 32-59 W. 100 feet to a point, joint corner with Lot 59; thence running with the edge of said Lot, N. 57-01 W. 140 feet to a point on the edge of Atherton Way, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of Devenger Pointe Company, a South Carolina Partnership, dated January 27, 1984, which said deed is being recorded simultaneously with the recording of the within instrument.

Derivation:

which has the address of Atherton Way Greer,
[Street] [City]
South Carolina 29651 (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, 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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