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FILED
GREENVILLE CO. S.C.
FEB 10 3 45 PM '84
TAX 2520

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MORTGAGE (Construction)

THIS MORTGAGE is made this 10th day of February,
1984, between the Mortgagor, San-Del Builders,
(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 Three Thousand and
no/100 (\$63,000.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated February 10, 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 Bor-
rower dated February 10, 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 located in the County of
Greenville, State of South Carolina, and being known and designated as
Lot No. 15, according to a plat entitled "Heritage Lakes Subdivision"
by Heaner Engineering Co., Inc., as revised October, 1977, and recorded
in the RMC Office for Greenville County, S.C., in Plat Book 6-H, at
page 16, and as shown on a plat entitled "Heritage Lakes, Lot 15, Pro-
perty of San-Del Builders" by Freeland and Associates, dated January
30, 1984, and recorded in the RMC Office for Greenville County, S.C.,
in Plat Book 10-H, at page 49, and having, according to the more
recent plat, the following metes and bounds:

BEGINNING at an iron pin on the westerly side of Harness Trail, at the
joint front corner of Lot No. 14 and Lot No. 15, and running N.88-19-
02W., 190.00 feet to a point at the rear corner of Lot No. 14 and Lot
No. 15; thence turning and running N.01-40-58E., 120.00 feet to a point
at the rear corner of Lot No. 15 and Lot No. 16; thence turning and
running S.88-19-02E., 190.00 feet to an iron pin on the westerly side
of Harness Trail, said iron pin being at the joint front corner of Lot
No. 15 and Lot No. 16; thence turning and running with the westerly
side of Harness Trail, S.01-40-58W., 120.00 feet to an iron pin, the
point of beginning.

Derivation: Deed of G.P. Apperson, Jr., to be recorded herewith.

which has the address of Harness Trail Simpsonville,
[Street] [City]
S.C. 29681 (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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RECORDED
FEB 10 1984

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