

FILED
GREENVILLE CO. S.C.
MAR 12 12 31 PM '84
WALKERSLEY

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

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MORTGAGE

THIS MORTGAGE is made this 9th day of March, 1984, between the Mortgagor, Hamlett Builders, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand Five Hundred SeventyFive & 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 28, 1989.....;

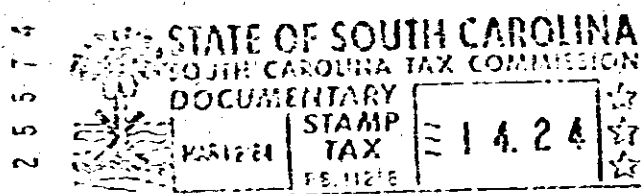
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those piece, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as:

Lot 14, Pebble Creek, Phase I, Plat Book 5 D at pages 1-5;
Lot 34, Pebble Creek, Phase II, Section III, Plat Book 7 C at page 50;
Lot 40, Adams Mill Estates, Plat Book 4 R at page 31 and having such courses and distances as will appear by reference to said plats.

Lot 14 conveyed by Pebblepart, Ltd. by deed recorded in Deed Book 1139 at page 758 on December 30, 1980; Lot 34 conveyed by Pebblepart, Ltd. by deed recorded in Deed Book 1139 at page 759 on December 30, 1980; Lot 40 conveyed by James L. Bullard and Ruby M. Bullard by deed recorded herewith.

Mortgagee agrees to release Lot 14 from the lien of the within mortgage upon the principal reduction of \$20,000.00; Lot 34 upon the principal reduction of \$18,000.00; Lot 40 upon the principal reduction of \$18,000.00.



Lot 14, Honeybee Lane, Taylors, S. C.
Lot 34, Stallings Road, Taylors, S.C.
which has the address of Lot 40, 119 Amberwood Lane, Mauldin, S. C.
(Street) (City)

(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, 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 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 demands, 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.