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FILED
GREENVILLE, S.C.

JUN 25 1 39 PM '84

DONNIE W. WHEATLEY
REC'D.

ALL REFERENCES TO SOUTH
CAROLINA FEDERAL SAVINGS
AND LOAN ASSOCIATION
MEAN SOUTH CAROLINA
FEDERAL SAVINGS BANK.

VOL 1889 PAGE 390

MORTGAGE (Construction)

THIS MORTGAGE is made this 25th day of June,
19 84, 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").

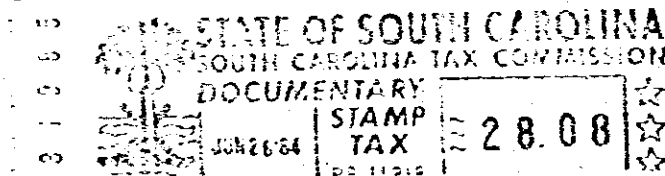
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand One Hundred
Twenty-five and No/100 (\$70,125.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated June 25, 1984, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on July 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 June 25, 19 84, (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. 58, 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 common line with said Lot, S. 57-01 E. 140 feet to a
point in the common line with Lot 61; thence, S. 32-59 W. 86 feet to an iron
pin; thence, N. 57-01 W. 140 feet to a point on the edge of Atherton Way; thence
running with the edge of said Street, N. 32-59 E. 86 feet to a point on the edge
of said Street, 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, of even date
herewith, which said deed is being recorded simultaneously with the recording of
the within instrument.



Derivation:

which has the address of Lot 58, Atherton Way, Devenger Pointe S/D, 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 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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