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LAW OFFICES OF THOMAS C. BRISSEY, P.A.

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PAID AND FULLY SATISFIED

This 12 Day of October 1979

South Carolina Federal Savings & Loan Assn.

DONNIE S. TANKERSLEY
R.H.C.

S. TANKERSLEY
R.H.C.

13055

MORTGAGE
(Construction)

Witness: *Roger A. ...*
Marion E. ...

THIS MORTGAGE is made this 9th day of March 1979, between the Mortgagor, United 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 Thirty Six Thousand Seven Hundred Fifty and no/100th Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated March 9, 1979 (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on September 1, 1980.

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 March 9, 1979 (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 piece, parcel of lot of land situate, lying and being on the southwestern side of Rising Sun Court and known and designated as a major portion of Lot No. 20, of a subdivision known as The Meadows, Section II, plat of which is recorded in the RMC Office for Greenville County in Plat Book P at Page 75; also shown on a plat prepared by Freeland and Associates, December, 1978 entitled "Property of United Builders, Inc." and according to said latter plat has the following metes and bounds, to-wit:

beginning at an iron pin on the western side of Rising Sun Court at the joint front corner of Lots 19 and 20 and running thence with the joint line of said lots S. 77-52 W. 120.4 feet to an iron pin; running thence N. 43-27 W. 145 feet to an iron pin at the joint rear corner of Lots 20 and 21; running thence with the joint line of said lots N. 82-29 E. 153.4 feet to a new iron pin in the joint line of said lots; running thence along a new line through Lot 20 S. 85-52 E. 8.5 feet to an iron pin on the western side of Rising Sun Court; running thence with the western and southern sides of said Court, which lines are curved, with such chords and distances to-wit: S. 9-20 E. 34.4 feet; S. 56-34 E. 40 feet; S. 36-56 E. 24.8 feet; S. 12-52 E. 20 feet to an iron pin, point of beginning.

Derivation: This is the identical property conveyed to the Mortgagor herein by Deed of United Development Services, Inc. to be recorded herewith.

which has the address of Lot 20, The Meadows Taylors

DOCUMENTARY STAMP
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