

FILED
GREENVILLE CO. S. C.
OCT 22 11 10 AM '79
WIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
23.20

BOOK 68 PAGE 1555

PAID AND FULLY SATISFIED
VOL 1471 PAGE 131

This 24 Day of October 1979
South Carolina Federal Savings & Loan Assn.

MORTGAGE
(Construction)

Cancelled
Dannie S. Tankersley
R.M.C.

WITNESS *Francis J. Miller*
Allen E. Martin

THIS MORTGAGE is made this 22 13954 day of June 19 79, between the Mortgagor, Gerald Padgett and Martha R. Padgett

(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 Fifty-eight Thousand and No/100 (\$58,000.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated June 22, 1979 (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on December 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 June 22, 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 or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 173 on plat of Forrester Woods, Section 4, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 68, and a more recent survey by R. B. Bruce dated June 21, 1979 and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point on the southwest side of Pheasant Trail at the joint front corner of Lots No. 172 and 173 and running thence with the common line of said lots, S. 48-12 W., 163.6 feet to a point at the joint rear corner of said lots; thence turning and running S. 57-18 E., 150 feet to a point at the joint rear corner of Lots No. 173 and 174; thence turning and running with the common line of said lots, N. 16-33 E., 142.2 feet to the joint front corner of said lots on Pheasant Trail; thence running with said Pheasant Trail, N. 39-45 W., 70 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Y B Developers, Inc. dated March 5, 1976 and recorded in the R. M. C. Office for Greenville County in Deed Book 1032 at page 587.

Derivation:

GC10

Part 10 of Pheasant Trail Greenville

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