

GREENVILLE CO. S. C.

MAR 6 12 20 PM '80

GEN. HARNESSEY MORTGAGE

33189

70 1178

1497 PAGE 273

Handwritten signatures and stamps, including a circular stamp with '2.0001'.

THIS MORTGAGE is made this 6th day of March 1980 between the Mortgagor, David Balentine & Son, Inc. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand Five Hundred and No/100 (\$45,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated 6 March 1980 (herein "Note"), providing for monthly installments of principal and interest only with the balance of the indebtedness, if not sooner paid, due and payable on 1 October 1981.

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 that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northeasterly side of Harness Trail, being shown and designated as Lot No. 52 on plat of Heritage Lakes Subdivision, recorded in the FMC Office for Greenville County, S. C., in Plat Book "6 H", at Page 16, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Harness Trail, joint front corner of Lots Nos. 52 and 53 and running thence with the joint lines of said lots, N. 76-14-10 E. 162.07 feet to an iron pin; thence S. 58-13-31 E. 89.79 feet to an iron pin, joint corner of Lots Nos. 51 and 52; thence with the joint lines of said lots, S. 15-10-19 W. 161 feet to an iron pin on the northeasterly side of Harness Trail; thence with the northeasterly side of Harness Trail the following courses and distances: N. 67-16-30 W. 66.32 feet; N. 60-43-39 W. 18.51 feet; and, N. 52-14-35 W. 90 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of Comfortable Mortgages, Inc., recorded 27 December 1979, FMC Office for Greenville County, S. C., in Deed Book 1117, at Page 998.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 1268, Greenville, South Carolina 29602.

- (\*) A six (6) months construction period will be allowed during which time interest will accrue on sums advanced. At the expiration of the construction period all accrued interest will be due and payable. Thereafter interest only monthly payments will be due until October 1, 1981, at which time the entire principal and any accrued interest shall be due and payable.

Vertical stamp on the left side of the page.

Handwritten notes and stamps at the bottom of the page.

4328 MV-2