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FILED GREENVILLE S.C. **PAID** AND FULLY SATISFIED

MAR 10 12 26 PM '81 5 October 1981

DONNIE S. TANKERSLEY R.M.C. 09/18/81

MORTGAGE

(Construction)

Donnie S. Tankersley R.M.C.
11932

WITNESS *John C. Cothran*
Helen E. Martin

THIS MORTGAGE is made this 10th day of March 1981, between the Mortgagor, Cottran & Darby Builders, Inc., John C. Cothran, (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 Ninety-six thousand eight hundred and 00/100 (96,800.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on September 1, 1982.

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 10, 1981, (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 with the buildings and improvements thereon, lying and being on the Southerly side of Sweetwater Road, near the City of Greenville, South Carolina being known and designated as Lot No. 495 on plat entitled "Map 2, Section 2, Sugar Creek", and having according to a plat entitle "Revision, Lot 495, Map 2, Section 2, Sugar Creek", as recorded in the R.M.C. Office for Greenville County in Plat Book 8L at Page 14, the following metes and bounds, to-wit:

002
DONNIE S. TANKERSLEY
R.M.C.
MAR 10 1981

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