

FILED
GREFNVILLE CO. S.C.

2-1977

SEP 2 12 56 PM '83

JONNIE S. MERSLEY
R.M.C.

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MORTGAGE (Construction)

THIS MORTGAGE is made this 2nd day of September, 1983, 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 Sixty Eight Thousand Two Hundred Fifty and No/100 (\$68,250.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated September 2, 1983, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable to-wit:

BEGINNING at a point on the edge of Bendingwood Circle, joint front corner with Lot 1, and running thence with the common line with said Lot, N. 26-12 E. 149.73 feet to a point in the line with property now or formerly belonging to Franklin Clark Howell; thence running with the common line with the said Franklin Clark Howell, S. 66-34 E. 100 feet to a point, joint rear corner with Lot 3; thence running with the common line with said Lot, S. 28-00 W. 157.62 feet to a point on the edge of Bendingwood Circle; thence running with the edge of said Road, N. 62-00 W. 95 feet to a point on the edge of said Road, the point of beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of Balentine Brothers Builders, Inc., dated August 29, 1983, which said deed is being recorded simultaneously with the recording of the within instrument.

PAID AND FULLY SATISFIED

Day of March 19 84

Derivation:

South Carolina Federal Savings & Loan Assn.

which has the address of Bendingwood Circle Taylors (City)

South Carolina 29687 (herein "Property Address");
[State and Zip Code]

32425

Taylors
(City)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements 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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JONNIE
GREFNVILLE CO. S.C.

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