

FILED
GREENVILLE CO. S. C.
SEP 15 3 17 PM '80
D. S. TANKERSLEY
R.H.C.

BOOK 1515 PAGE 860

Mortgagee's mailing address: 301 College Street, Greenville, South Carolina 29601

BOOK 86 PAGE 128

MORTGAGE

THIS MORTGAGE is made this 15th day of September, 1980, between the Mortgagor, Cothran & Darby Builders, Inc. (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Three Thousand Nine Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1,

²⁰¹¹
FOSTER & MITCHELL
Attorneys for Lender
Development Company, Inc. dated September 15, 1980, to be recorded herewith.

1510

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C. Same As, First Federal
Savings and Loan Association of S. C.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 25.60

FILED
GREENVILLE CO. S. C.
JUL 13 1 45 PM '80
DOHLE S. TAYLOR

Harvey C. Whitman
June 29 1984
Walter D. Naubens
Janet W. Phisico

JUL 13 1984

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part hereof.

Created
Dennis S. Tankersley
YEMC

which has the address of Bldg. 1, Unit B, Sugar Creek Villas Horizontal Property Regime,
Greer, S. C. 29651 (herein "Property Address");

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, and all fixtures now or hereafter attached to the property, 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 (or the leasehold estate if this Mortgage is on a leasehold) 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 demands, 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.