

SEP 15 12 47 PM '77

DONNIE S. TANKERSLEY  
R.M.C.

1409 111811

**MORTGAGE**  
(Construction—Permanent)THIS MORTGAGE is made this 14th day of September,  
1977, between the Mortgagor, Carroll B. Long, (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 Thirty-one Thousand Eight  
Hundred & No/100 --- (\$31,800.00) Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated September 14, 1977, (herein "Note"),  
providing for monthly installments of interest before the amortization commencement date and for monthly install-  
ments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable  
on February 1, 2007;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 Bor-  
rower dated September 14, 1977, (herein "Loan Agreement") as provided in paragraph 24  
hereof, and (c) 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 with all improvements thereon,  
situate, lying and being in Greenville County, South Carolina, and being  
shown and designated as Lot 72 of Verdin Estates, dated September 21, 1972,  
prepared by C. O. Riddle, recorded in the R.M.C. Office for Greenville  
County in Plat Book 4R at pages 34 and 35, and having, according to said  
plat, the following metes and bounds, to-wit:BEGINNING at an iron pin on the southern side of Edith Drive at the joint  
front corner of Lots 71 and 72 and running thence with the joint line of  
said lot S. 23-52 E., 150 feet to an iron pin; thence S. 66-08 W., 80 feet  
to an iron pin; thence N. 23-52 W., 150 feet to an iron pin on the southern  
side of Edith Drive; thence with Edith Drive N. 66-08 E. 80 feet to the  
point of beginning.

RECORDED	SEP 15 1977	TAX	12.72
		P. 11218	

Derivation: This is the same property conveyed to the Mortgagor herein by  
deed from Juster Enterprises, Inc., dated September 14, 1977,which has the address of Edith Drive, Verdin Estates, Mauldin,  
[Street] [City]S. C. 29662 (herein "Property Address");  
[State and Zip Code]TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-  
provements 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 at-  
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-  
main 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 seised 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 gen-  
erally 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.