

MORTGAGE

THIS MORTGAGE is made this 24th day of July 1980, between the Mortgagor, A. J. Prince Builders, Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand Three Hundred and 00/100 (\$46,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 24, 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 January 1, 2006.

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 with all buildings and improvements constructed thereon, or hereafter to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of the cul-de-sac of Lenhardt Court, and being known and designated as Lot No. 11, according to a plat of survey prepared by Arbor Engineering, Inc. dated July 30, 1980 and entitled "Property Survey for A. J. Prince Builders, Inc., Lot 11, Lenhardt Court, White Oak Hills Subdivision", and recorded in the Greenville County R.M.C. Office in Plat Book P-A at Page 66, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of the cul-de-sac of Lenhardt Court and running along the common line of Lots 10 and 11, S. 40-37 E. 161.11 feet to an iron pin; thence S. 88-44 W. 65.16 feet to an iron pin; thence continuing S. 88-44 W. 105.17 feet to an iron pin in line of Lot No. 12; thence N. 67-04 W. 106.92 feet to an iron pin; thence along the curve of Lenhardt Court, the chord of which is N. 49-50 E. 129.99 feet to an iron pin on the southern side of the cul-de-sac of Lenhardt Court; thence along the curve of said cul-de-sac, the chord of which is N. 89-34 E. 64.52 feet to an iron pin at the point of beginning.

The above described property is the same acquired by Bobby Joe Jones Builders, Inc. and A. J. Prince Builders, Inc. by deed from Waco F. Childers, Jr., Frances C. Gibson, Evelyn C. Shoemaker and Harry W. Childers, recorded February 21, 1980, with a one-half undivided interest being deeded from Bobby Joe Jones Builders, Inc. to A. J. Prince Builders, Inc. by deed recorded July 31, 1980.

Poinsett Federal Savings & Loan Association
203 State Park Road
Travelers Rest, S. C. 29690

which has the address of Lot 11, Lenhardt Court Greenville, S.C. 29611 (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 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 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.

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