

P. O. Box 10797
Greenville, SC 29603

2-1977

FILED
GREENVILLE CO. S. C.
MAY 2 4 09 PM '83
DONNIE S. HARRISLEY
R.M.C.

BOOK 1604 PAGE 939

MORTGAGE (Construction)

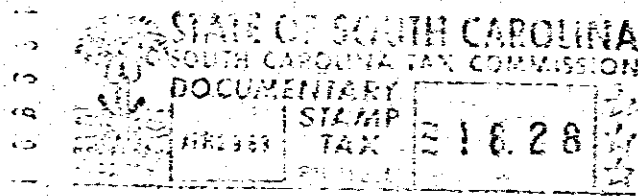
THIS MORTGAGE is made this 29th day of April,
1983, between the Mortgagor, Palmetto Builders, Inc.,
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand, Six
Hundred, Twenty-five & No/100 Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated April 29, 1983, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on January 1, 1984.

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 April 29, 1983, (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 piece, parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, being known and desig-
nated as Lot No. 50 of TERRACE GARDENS SUBDIVISION, plat of which is
recorded in the RMC Office for Greenville County in Plat Book QQ at
Page 85, and having such metes and bounds as shown thereon, reference
to said plat being made for a more complete description thereof.

THIS being the same property conveyed to the mortgagor herein by deed
of Suresh B. Dhruva and Bharati S. Dhruva, of even date, to be recorded
herewith.



Derivation:

which has the address of Lot 50, Rockcrest Drive, Terrace Gardens, Taylors,
[Street] [City]
S.C. 29687 (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, 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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