

STATE OF SOUTH CAROLINA
DEPT. OF REVENUE
PROPERTY TAX
JAN 17 3 18 PM '84
DUNNIE S. TARKERSLEY

MORTGAGE
(Construction)

THIS MORTGAGE is made this 16th day of January,
19 84, between the Mortgagor, F. Towers Rice,
(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 One Hundred Twenty Thousand
and No/100 (\$120,000.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated January 16, 1984, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on October 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 January 16, 19 84, (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 certain piece, parcel or lot of land with the buildings and
improvements thereon lying and being on the northerly side of Altamont
Court near the City of Greenville, S. C. being known and designated as
Lot No. 3 on plat of Rockwold, Phase I, as recorded in the RMC Office
for Greenville County, in Plat Book 7-X, Page 21, and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Altamont Court said pin
being the joint front corner of Lots 2 and 3 and running thence with the
common line of said lots N. 21-47 W. 168 feet to an iron pin the joint
rear corner of Lots 2 and 3; thence turning and running N. 58-00 E.
138.6 feet to an iron pin the joint corner of Lots 3 and 6; thence with
the center of a creek as the line, the traverse line being S. 39-45 E.
151.9 feet to an iron pin; thence S. 53-30 W. 57.4 feet to an iron
pin; thence S. 37-20 W. 108.4 feet to an iron pin on the northerly
side of Altamont Court; thence with the northerly side of Altamont
Court on a curve the chord of which is N. 79-10 W. 41.2 feet to an
iron pin the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed
of Rockwold Developers, Limited Partnership, dated January 16, 1984 and
recorded in the RMC Office for Greenville County, S. C. on January 17, 1984
in Deed Book 1204, at Page 551.
Derivation:

which has the address of Lot 3, Altamont Court, Rockwold Subdivision Greenville,
[Street] [City]
S. C. 29609 (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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