

2-1977

FILED
GREENVILLE, S.C.

FEB 15 3 55 PM '84

DONNIE S. WENSLEY
R.M.C.

MORTGAGE

(Construction)

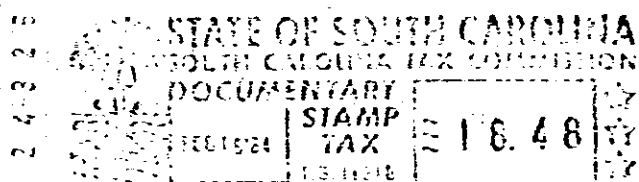
THIS MORTGAGE is made this 16th day of February, 1984, between the Mortgagor, Palmetto Builders of Greenville, Inc., (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand, One Hundred, Twenty-five and NO/100----- (\$46,125.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated February 16, 1984, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on February 1, 1985.

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 Borrower dated February 16, 1984, (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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 on a Plat of CORAL POINTE, prepared by Free-land & Associates, dated January 19, 1984 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9W, Page 80, reference to which is hereby craved for the metes and bounds thereof.

The above described property is a portion of the same property conveyed to the Mortgagor herein by deed of Martha E. Wood dated September 1, 1983 and recorded in the RMC Office for Greenville County, South Carolina, on September 7, 1983 in Deed Book 1195, Page 905.



Derivation:

which has the address of Lot 2 Branch Court, Coral Point, Taylors, S.C. 29687,
[Street] [City]
[State and Zip Code] (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, 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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