

FILED
CO. S. C.
OCT 9 2 49 PM '79
DONNIE T. TANSERSLEY
R.M.C.

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MORTGAGE (Construction—Permanent)

THIS MORTGAGE is made this 8th day of October, 1979, between the Mortgagor, Foothills Delta P, 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 Seventy Thousand and No/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated October 8, 1979 (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness; and

This is the same property conveyed to the Mortgagor by deed of Franklin Enterprises, Inc. dated October 8, 1979, recorded herewith.

FANT & FANT, ATTYS.

PAID AND FULLY SATISFIED
This 6th day of April, 1984
South Carolina Federal Savings & Loan Assn.

By Raymond W. Mahoney
Witness Wanda M. Craft

4441

Derivation:

which has the address of Lot 87 Woodhill Drive Simpsonville
[Street] [City]

S. C. 29681 (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 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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendments adding Paras. 24 and 25)