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ALL REFERENCES TO SOUTH
CAROLINA FEDERAL SAVINGS
AND LOAN ASSOCIATION
MEAN SOUTH CAROLINA
FEDERAL SAVINGS BANK.

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MORTGAGE (Construction)

THIS MORTGAGE is made this 25th day of June,
19 84, between the Mortgagor, Carolina Builders of S.C., 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 One Hundred Forty-one Thousand
Seven Hundred Fifty and No/100 Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated June 25, 1984, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on April 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 June 25, 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,
Greenville, State of South Carolina:

ALL that certain piece, parcel, or lot of land, situate, lying, and being in the
County of Greenville, State of South Carolina, and being known and designated as
Lot 35, Asheton Subdivision, Section 2, according to that plat prepared by
Piedmont Surveyors, June 23, 1983, which said plat is recorded in the R.M.C.
Office for Greenville County, South Carolina, in Plat Book 9-F, at Page 99, and
according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Brandon Court, joint front corner with
Lot 36 and running thence with the common line with said Lot, N. 17-29 E. 232.15
feet to an iron pin in the common line with Lot 40; thence running with the com-
mon line with Lots 40 and 41, S. 72-32 E. 195.32 feet to an iron pin, joint rear
corner with Lot 34; thence running with the common line with said Lot, S. 17-34
W. 232.50 feet to an iron pin on the edge of Brandon Court; thence running with
the edge of said Street, N. 72-26 W. 195 feet to an iron pin on the edge of said
Street, the point of Beginning.

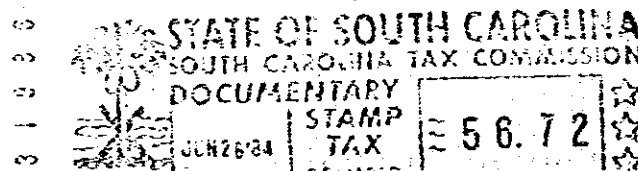
The within property is the identical property conveyed to Carolina Builders of
S.C., Inc., by deed of Asheton, a General Partnership, dated September 12, 1983,
which said deed is recorded in the R.M.C. Office for Greenville County, South
Carolina, in Deed Book 1196, at Page 434.

Derivation:

which has the address of Lot 35, Asheton Subdivision Simpsonville,
[Street] [City]
South Carolina 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 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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