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FILED
SEP 4 12 45 PM '81
DONN E STANPERSLEY
R.M.C.
CO. S. C.
FANT & FANT, ATTYS.
175-18
MORTGAGE
(Construction)

76 THE 542

PAID AND FORWARDED
1531
THE 11th of December 1981
South Carolina
Witness
September

THIS MORTGAGE is made this 4th day of September, 1981, between the Mortgagor, Carolina Builders & Realty, 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 five hundred and no/100 (46,500.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated September 4, 1981, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on March 1, 1983.

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 September 4, 1981, (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 County of Greenville, State of South Carolina, and being known and designated as Lot 31, Terrace Gardens Subdivision, according to a plat of said subdivision, dated August 26, 1959, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ, at Page 85, and according to said plat having the following courses and distances, to-wit:

1512
FEB 5 1982
DONN E STANPERSLEY
R.M.C.

0542

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