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KENNETH E. SOWELL
ATTORNEY AT LAW

PAID AND FULLY SATISFIED

500 PETTIGRU STREET
GREENVILLE, S. C. 29601

This 21 Day of September 1983

JUN 23 11 34 AM '83 16494

South Carolina Federal Savings & Loan Assn.

2-1977

FILED
GREENVILLE, S.C.

SEP 29 11 53 AM '83

R.M.C. OFFICE

DONNIE S. SOWELL
R.M.C.

MORTGAGE

(Construction)

WITNESS
Alfred S. Campbell
Walter R. Purson

Mary F. Aike

THIS MORTGAGE is made this 22nd day of June 1983, 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 FORTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$48,750.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated June 22, 1983, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on March, 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 Borrower dated June 22, 1983, (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 No. 65, Terrace Gardens Subdivision, according to a plat prepared of said subdivision recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ, at Page 85, and according to a more recent survey prepared of said property by Freeland & Associates June 22, 1983, and which said plat is recorded in the R.M.C.

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