

2-1977

GREENVILLE CO. S.C.
FEB 2 1985
JUNIOR MERSLEY
R.H.C.

BOOK

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

MORTGAGE (Construction)

THIS MORTGAGE is made this 31st day of January,
1984, 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 Sixty Nine Thousand and No/100
(\$69,000.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated January 31, 1984 (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on February 1, 1985

BEGINNING at a point on the edge of Atherton Way, joint front corner with Lot 67
and running thence with the common line with said Lot, S. 57-01 E. 140 feet to a
point in the common line with Lot 65; thence running with the common line with
said Lot, S. 32-59 W. 100 feet to a point on the edge of Atherton Court; thence
running with the edge of said Court, N. 57-01 W. 115 feet to a point at the
intersection of Atherton Court and Atherton Way; thence running with the inter-
section of said streets, N. 12-01 W. 35.35 feet to a point on the edge of
Atherton Way; thence running with the edge of said Way, N. 32-59 E. 75 feet to a
point on the edge of Atherton Way, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein
by deed of Devenger Pointe Company, a South Carolina Partnership, dated January
27, 1984, which said deed is recorded simultaneously with the recording of
the within instrument.

PAID BY FREELY SATISFIED
S.C. 57-01 E. 140
MERSLEY
Atherton Way
Greer
South Carolina 29651
34567
MAY 3 1984

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.