

Box 937
Greenville, S. C. 29602

2-1977

FILED
GREENVILLE CO. S. C.
MAY 25 3 19 PM '79
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE
(Construction)

BOOK 69 PAGE 273
PAID AND FOLLOWING
14th Day of November 1979
South Carolina Federal Savings & Loan Assn.
WITNESS *Burda Simpson*
Ida E. Maitte

THIS MORTGAGE is made this 25th day of May, 19 79, between the Mortgagor, Gatewood Builders, 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 Fifty-two Thousand Eight Hundred and no/100-- Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated May 25, 1979, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on November 1, 1980.

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 May 25, 1979, (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 piece, parcel or lot of land situate, lying and being on the eastern side of Steeplechase Court, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a major portion of Lot No. 176 of a Subdivision known as Heritage Lakes, plat of which is recorded in the R.H.C. office for Greenville County in Plat Book 6H at page 15, and according to a later plat prepared by Richard D. Wooten dated May 22, 1979, has the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Steeplechase Court at the joint front corner of Lots 175 and 176 and running thence with the joint line of said lots S. 77-21-41 E. 149.5 feet to an iron pin; running thence along a new line through lot 176 S. 9-11 E. 94.3 feet to an iron pin in the joint side line of Lots 176 and 177; running thence with the joint line of said lots S. 89-17-17 W. 163.4 feet to an iron pin on the eastern side of Steeplechase Court; running thence with the eastern side of said court N. 1-49-58 W. 74.24 feet; thence continuing with said Court N. 5-24-10 E. 56.68 feet to an iron pin, point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Coafortable Mortgages, Inc. dated 10/12/78, recorded 10/31/78 in Deed Book 1090 at page 987.

Derivation:
which has the address of Lot 176, Heritage Lakes, Greenville, S. C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
MAY 25 1979
2 21 12

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