

FILED  
GREENVILLE, S. C.

MAR 1 12 09 PM '80

# MORTGAGE

1499 551

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THIS MORTGAGE is made this 31st day of March, 1980, between the Mortgagor, Balentine Brothers Builders, Inc. (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand Four Hundred and No/100 (\$46,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated 31 March 1980 (herein "Note"), providing for monthly installments of principal and interest.

The within is a portion of that property heretofore conveyed to the mortgagor by deed of Comfortable Mortgages, Inc., recorded 21 December 1978, FMC Office for Greenville County, S. C., in Deed Book 1094, at Page 170.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 337, Mauldin, South Carolina 29662.

30683  
PAID IN FULL THIS 31st 80  
BY Mary M. [unclear]  
UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN  
BY [unclear]  
WITNESSES [unclear]  
MAY 1980  
SIDNEY E. JAY

which has the address of Lot No. 9, Heritage Lakes, Harness Trail, Greenville County,  
South Carolina (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 improvements 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, and all fixtures now or hereafter attached to the property, 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 (or the leasehold estate if this Mortgage is on a leasehold) 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 demands, 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.

SOUTH CAROLINA -- 3 to 44mbly -- 6-75 -- 8MMW FHLMC UNIFDRM INSTRUMENT

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