

Closing Date: 21 January 1981
(Date Instrument Delivered)

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1530 PAGE 601
BOOK 74 PAGE 1606

JAN 21 12 41 PM '81

RENEGOTIABLE RATE NOTE
(See Rider Attached)

THIS MORTGAGE is made this 21st day of January, 1981, between 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").

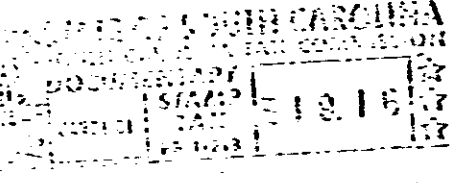
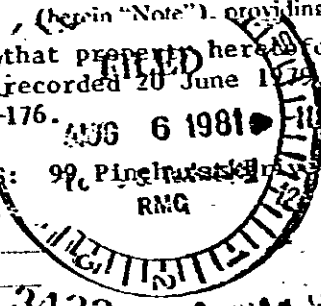
"Note" includes all Renewals and Amendments of the Note dated 21 January 1981. WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Seven Thousand Nine Hundred and No/100 (\$47,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated 21 January 1981 (herein "Note"), providing for monthly installments of principal and interest,

The within is a portion of that property heretofore conveyed to the mortgagor by deed of Threatt Enterprises, Inc., recorded 20 June 1979, RMC Office for Greenville County, S. C., in Deed Book 1105, at Page 176.

MORTGAGEE'S MAILING ADDRESS: 99 Pinehurst Way, Mauldin, South Carolina 29662.

PAID IN FULL THIS 21st DAY OF July, 19 81

BY: A.P. Stant, Jr. V.P.
WITNESS Mary M. Mearns
WITNESS Edna L. Harner



NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND May 1, 2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of Lot No. 148, Gray Fox Run, Section 2, Crowndale Court, Taylors, South Carolina 29687 (herein "Property Address");

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.

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