

2-1977

STATE OF SOUTH CAROLINA	REGISTERED
DEED	BOOK 1653 PAGE 144
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DATE	MAR 21 1984
AMOUNT	2700

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FILED
GREENVILLE CO. S.C.
MAR 21 4 16 PM '84
DOHIE S. TAYLORSLEY
R.M.C.

MORTGAGE
(Construction)

THIS MORTGAGE is made this 20th day of March, 19 84, 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 Seven Thousand Five Hundred and No/100 (\$67,500.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated March 20, 1984, (herein "Note"), following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Devenger Pointe, joint corner with Lot 8 and running thence with the edge of said Road, S. 57-01 E. 115 feet to an iron pin; thence running with the intersection of Devenger Pointe and Atherton Way, S. 12-01 E. 35.35 feet to an iron pin on the edge of Atherton Way; thence running with the edge of said Road, S. 32-59 W. 75 feet to an iron pin on the edge of said Road; thence, N. 57-01 W. 140 feet to an iron pin, joint corner with Lot 8; thence running with the common line with said Lot, N. 32-59 E. 100 feet to an iron pin on the edge of Devenger Pointe, the point of Beginning.

JUL 16 1984

The within property is the identical property conveyed to the Mortgagor herein by deed of Devenger Pointe Company, a South Carolina Partnership, dated March 20, 1984, which said deed is being recorded simultaneously with the recording of the within instrument. **WILLIAMS & HENRY ATTYS.**

PAID AND FULLY SATISFIED

Derivation:

1614

This 2nd Day of July, 1984
South Carolina Federal Savings & Loan Assn.

which has the address of Lot 29, Devenger Pointe

South Carolina 29651 (herein "Property Address")
[State and Zip Code]

William S. Campbell
Assistant Secretary
WITNESS *Laurel Miller*
Robert M. Johnston

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, for the use and benefit of the Lender, all 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, 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.

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