

203 State Park Rd., Travelers Rest, S.C.

BOOK 1480 PAGE 493

# MORTGAGE

THIS MORTGAGE is made this 13th day of September 1979, between the Mortgagor, Bobby Joe Jones Builders, Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

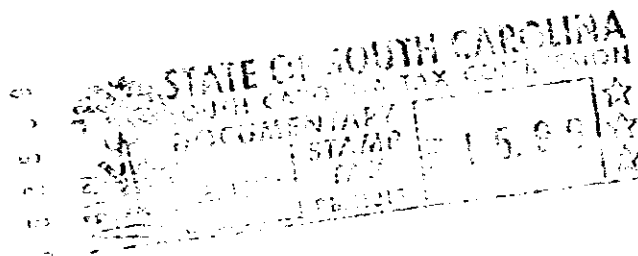
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2005;

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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 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 lying in the State of South Carolina, County of Greenville, shown as Lot 3 on plat of White Oak Hills, Section 0m, recorded in the RMC Office for Greenville County in Plat Book 7C, at page 33, and having according to said plat the following courses and distances, to wit:

Beginning at a point on the Northern edge of Lenhardt Road at the joint front corner of Lots 2 and 3 and running thence with the line of Lot 2, N. 33-45 W. 150 feet to an iron pin, joint rear corner of Lots 3 and 5; thence with the line of Lot 5 S. 56-15 W. 90 feet to an iron pin, joint rear corner of Lots 3 and 4; thence with the line of Lot 4, S. 33-45 E. 150 feet to an iron pin on the Northern edge of Lenhardt Road; thence with the Northern edge of Lenhardt Road, N. 56-15 E. 90 feet to the point of beginning.

Being a portion of the property conveyed by L. H. Tankersley to Bobby Joe Jones Builders, Inc. and A. J. Prince Builders, Inc. by deed recorded May 15, 1979, and A. J. Prince Builders, Inc. conveyed its undivided one-half interest into the Mortgagor hereof by deed to be recorded herewith.



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which has the address of Lot 3, Lendhardt Road, Greenville, South Carolina (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 seised 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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