

FILED  
SOUTH CAROLINA

2 14 PM '81 MORTGAGE

203: 1537 PAGE 716

WALTERSLEY  
S.C.

THIS MORTGAGE is made this 8th day of April 1981, between the Mortgagor, H. E. Freeman Construction Co., Inc. (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

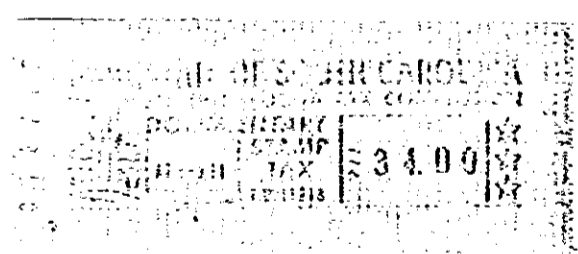
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Five Thousand and no/100ths (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2006

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, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northwestern side of North Almond Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 327 on Plat of Poinsettia, Section 5, prepared by Piedmont Engineers and Architects, dated July 19, 1974, recorded in Plat Book 5P at Page 34 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the northwestern side of North Almond Dr. at the joint front corner of Lots 326 and 327 and running thence along said Dr. S. 43-19 W. 120 feet to an iron pin at the joint front corner of Lots 327 and 328; thence along the common line of said lots N. 52-27 W. 179.02 feet to an iron pin at the joint rear corner of said lots; thence N. 41-00 E. 115 feet to an iron pin at the joint rear corner of lots 326 and 327; thence along the common line of said lots S. 53-52 E. 184.02 feet to an iron pin at the joint front corner of said lots on the northwestern side of North Almond Dr., the point of beginning.

DERIVATION: Deed of Poinsett Realty Company, recorded April 9, 1981, in Deed Book 1142 at page 953.



which has the address of N. Almond Drive Simpsonville, 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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