GREFNYILL FILED CO. S. C.

JUL 13 2 41 PM '83

DONNIE S. TASKLASLEY

R.H.C.

4.00

MORTGAGE

(Construction)

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19 <u>83</u> , between the Mortgago	or, <u>Gatewood Builders,</u> , (here	Inc.	d the Morteagee South Car	rolina
Federal Savings and Loan As	sociation, a corporation organized	and existing under	the laws of the United Sta	tes of
America, whose address is 150	00 Hampton Street, Columbia, Sout	th Carolina (herein '	'Lender'').	
WHEREAS, Borrower is	indebted to Lender in the principal	sum of Eighty-	Five Inousand Five	which
Hundred and No/100	O (\$85,500.00) Borrower's note dated Jul	ollars or so much in v 12. 1983	ereor as may be auvanced, therein "No	ote").
ingepteaness is evidenced by a providing for monthly installi	ments of interest, with the principa	al indebtedness, if n	ot sooner paid, due and pa	yable
on April 1, 1984	·	•••••••••••••••••••••••••••••••••••••••	•	•
TO SECURE to Lender	(a) the repayment of the indebtedn	ess evidenced by the	Note, with interest thereo	n, the
payment of all other sums, v	with interest thereon, advanced in	accordance herewit	h to protect the security o	fthis
Mortgage and the performance	ce of the covenants and agreement	s of Borrower herein	n contained, (b) the perform	nance
of the covenants and agreeme	nts of Borrower contained in a Cor	istruction Loan Agr	eement between Lender and	nh 201-
lower dated	of any future advances, with interes	est thereon, made to	Borrower by Lender pursu	ant to
naragraph 17 hereof (herein "	'Future Advances''). Borrower doe	s hereby mortgage,	grant, and convey to Lende	er and
Lender's successors and assign	ns the following described property	located in the Count	y of <u>Greenville</u>	
, Sta	ate of South Carolina:			
side of South Wald Greenville, State a subdivision know	ercel or lot of land situation Pointe, near the City of South Carolina, and known as Walden Pond, plat of	of Greenville, nown and design which is reco	in the County of ated as Lot No. 5 of rded in the R.M.C.	f
Office for Greenvi	The County in Plat Book 5	it at take ii	and according to bu.	10
Office for Greenvi plat, has the foll	lowing metes and bounds, t	o-wit:		10
Office for Greenvi plat, has the foll BEGINNING at an ir joint front corner said lots S. 34-04 iron pin; running N. 50-50 E. 88.25	coming metes and bounds, to con pin on the southern since of Lots 4 and 5, and run 4 E. 144.84 feet; running thence N. 05-00 W. 57 feet feet to an iron pin on the mence with the southern sin; thence continuing with	de of South Wa nning thence wi thence N. 88-4 et to an iron p ne southern sid	lden Point at the th the joint line of l W. 206.8 feet to a in; running thence to of South Walden nte S. 74-30 E. 35	f an
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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, 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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