

2-1977

FILED  
GREENVILLE CO. S. C.  
Nov 4 10 42 AM '83  
DONNIE R. WALKERSLEY  
R.M.C.

**MORTGAGE**  
(Construction)

THIS MORTGAGE is made this 3rd day of November, 1983, between the Mortgagor, Gerald Padgett, (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 One Hundred Twenty Thousand and No/100 (\$120,000.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated November 3, 1983, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on August 1, 1984.

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated November 3, 1983, (herein "Loan Agreement") as provided in paragraph 20 hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 17 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 2 on plat of property of Roper at Pelham which plat was prepared by Dalton & Neves in August, 1982 and recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 21 and having, according to said plat, metes and bounds as shown thereon.

This being the same property acquired by the Mortgagor by deed of Alex Kiriakides and John Kiriakides dated 9-26-83 to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
NOV 13 1983  
STAMP TAX \$ 48.00

Derivation: This being the same property acquired by the Mortgagor by deed of Alex Kiriakides and John Kiriakides of even date to be recorded herewith.

which has the address of Lot #2 Roper at Pelham Greenville,  
[Street] [City]

S. C. 29615 (herein "Property Address");  
[State and Zip Code]

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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A. C. C. I.