

FILED  
GREENVILLE CO. S. C.

JAN 13 3 50 PM '76

# MORTGAGE

BOOK 1357 PAGE 871

DONNIE S. TANKERSLEY  
R.H.C.

THIS MORTGAGE is made this 13th day of January,  
1976, between the Mortgagor, Creative Builders, Inc.  
(herein "Borrower"), and the Mortgagee, South Carolina  
Federal Savings & Loan Association  
a corporation organized and existing  
under the laws of 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 Twenty-nine thousand  
five hundred fifty - (\$29,550.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated July 1, 2001 (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2001

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, situate, lying and being on the southern  
side of Fargo Street, in the County of Greenville, State of South Carolina, being  
shown and designated as Lot 57 on a Plat of GLENDALE, Section III, Sheet 2,  
prepared by C. O. Riddle, Surveyor, on April 1, 1974, recorded in the R.M.C.  
Office for Greenville County in Plat Book 4-R, at Page 84, and having, according  
to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Fargo Street, joint front corner  
of Lots 56 and 57, and running thence with the common line of said Lots, S 58-00 E,  
155 feet to an iron pin; thence along the rear line of Lots 57 and 58, S 41-27 W,  
182.2 feet to an iron pin on the northern side of Bangor Street and running thence  
with said Street, N 48-33 W, 122.2 feet to an iron pin; thence N 01-21 W, 34 feet  
to an iron pin on the southern side of Fargo Street; thence with said Fargo Street,  
N 41-30 E, 66 feet to an iron pin; thence N 35-09 E, 65.9 feet to the point of  
beginning.



which has the address of Corner of Fargo and Bangor Streets, Mauldin, S. C. 29662,  
[Street] [City]  
..... (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 improve-  
ments 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 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 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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