

Post Office Box 937
Greenville, South Carolina 29602

1485 538

MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 24th day of October,
19 79, between the Mortgagor, Gatewood Builders, Inc.

, (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 Forty-Eight Thousand and
No/100 (\$48,000.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated October 24, 1979, (herein "Note"),
providing for monthly installments of interest before the amortization commencement date and for monthly install-
ments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable
on July 1, 2010;

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 Bor-
rower dated October 24, 1979, (herein "Loan Agreement") as provided in paragraph 24
hereof, and (c) 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 Buckingham Way, near the City of Greenville, in the County of Green-
ville, State of South Carolina, and known and designated as Lot No. 15, Section
2 of a Subdivision known as Windsor Oaks, Plat of which is recorded in the
R.M.C. Office for Greenville County in Plat Book 7-C at Page 13, and, according
to said Plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Buckingham Way at the joint
front corner of Lots Nos. 15 and 16, and running thence with the joint line of
said Lots S. 19-09-55 E. 193.07 feet to an iron pin; running thence S. 9-56 W.
51 feet to an iron pin; running thence N. 78-40 W. 13.3 feet to an iron
pin at the joint rear corner of Lots Nos. 14 and 15; and running thence with
the joint line of said Lots N. 33-58-11 W. 239.07 feet to an iron pin on the
Southern side of Buckingham Way; running thence with the Southern side of said
Way N. 70-58-58 E. 97.35 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by Windsor
Group, Inc., by Deed recorded simultaneously herewith.

Derivation:

which has the address of Lot 15, Buckingham Way, Windsor Oaks Subdivision Taylors
South Carolina 29687 (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 im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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.