

FILED  
GREENVILLE S.C.  
MAY 26 10 59 AM '83  
DONNIE S. STASLEY  
R.M.C.

BOOK 1508 PAGE 174

# MORTGAGE

THIS MORTGAGE is made this 26th day of May, 1983, between the Mortgagor, Balentine Brothers Builders, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-Three Thousand Seven Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated 26 May 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 26 May 1985;

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 those certain pieces, parcels, or lots of land in the County of Greenville, State of South Carolina, shown and designated as Lots Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 60, 61, 62, 63, and 64, on plat of NORTHWOOD, SECTION 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book "9 F", at Page 79.

The within is a portion of that property heretofore conveyed to the mortgagor by deed of Cora E. Howell, Fannie H. Howell, and David V. Howell, dated 2 December 1980, recorded 2 December 1980, RMC Office for Greenville County, S. C., in Deed Book 1138, at Page 217.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAY 25 1983  
STAMP  
TAX \$ 49.52

SC70-2 MY26 83 320 4-0001

which has the address of \_\_\_\_\_ (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 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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