

2-1977

GREENVILLE S.C.
AUG 11 1 05 PM '83
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R.M.C. HUSLEY

1035 184

MORTGAGE

(Construction)

THIS MORTGAGE is made this 11th day of November 1983, between the Mortgagor, Carolina Builders of S.C., 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 Four Thousand Six Hundred Twenty-Five and No/100 (\$44,625.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated November 11, 1983, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on November 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 11, 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, situate, lying, and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 9, Enoree Hills Subdivision, the plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book MI, at Page 197, according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Enoree Circle, joint front corner with Lot 10 and running thence with the common line with said Lot, S. 87-19 E. 200 feet to a point, joint rear corner with Lots 10, 15 and 16; thence running with the common line with Lot 16, S. 2-41 W. 100 feet to a point, joint rear corner with Lots 16, 17 and 8; thence running with the common line with Lot 8, N. 87-19 W. 200 feet to a point on the edge of Enoree Circle; thence running with the edge of said Road, N. 2-41 E. 100 feet to a point on the edge of said Road, the point of Beginning.

The within property is the identical property conveyed to Carolina Builders of S.C., Inc. by deed of Monty Price and Terri Price, dated September 19, 1983, which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1196, at Page 685.

Derivation:

RECORDED
INDEXED
1760

which has the address of Enoree Circle Taylors
(Street) (City)
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 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.