

RECORDED
 APR 9 12 42 PM '84
 DONALD W. BERSLEY
 RMC

ALL REFERENCES TO SOUTH
 CAROLINA FEDERAL SAVINGS
 AND LOAN ASSOCIATION
 MEAN SOUTH CAROLINA
 FEDERAL SAVINGS BANK,

MORTGAGE (Construction)

THIS MORTGAGE is made this 6th day of April,
 1984, between the Mortgagor, Preston G. Baker,
 _____, (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").

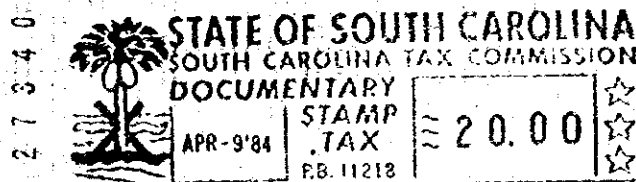
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and NO/100-----
 _____ Dollars or so much thereof as may be advanced, which
 indebtedness is evidenced by Borrower's note dated April 6, 1984, (herein "Note"),
 providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
 on April 1, 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, (b) the performance
 of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
 rower dated April 6, 1984, (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, being shown and designated as Lot No. 17 on
 plat of NORTHWOOD Subdivision, Section 3, recorded in the RMC Office for Greenville
 County in Plat Book 9-F at Page 90 and having such metes and bounds as shown thereon,
 reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed of
 Balentine Brothers Builders, Inc., dated April 4, 1984, and recorded in the RMC
 Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Box 10797, Greenville, S. C. 29603.



Derivation:

which has the address of Lot 17, Bendingwood 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 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, 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.

RTS
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