

2-1977

FILED
GREENVILLE CO. S. C.

MAY 11 4 17 PM '84

DONNIE S. TANNER
R.M.C.

MORTGAGE
(Construction)

VOL 1662 PAGE 233

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

THIS MORTGAGE is made this 10th day of May,
1984, between the Mortgagor, WILLIAMS STREET DEVELOPMENT CORP.,
(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 Ninety-Four Thousand Five
Hundred and No/100 (\$94,500.00) ----- Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated May 10, 1984, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on May 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 May 10, 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
on Eastern side of Dove Tree Court, in the County of Greenville, State
of South Carolina, being known and designated as Lot No. 74, as shown
on plat of Dove Tree, dated September 13, 1972, revised March 29, 1973,
prepared by Piedmont Engineers & Architects, and recorded in the RMC
Office for Greenville County, S. C. in Plat Book 4-X, at Pages 21-23,
and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Dove Tree Court, at the
joint front corner of Lots Nos. 74 and 75, and running thence with the
joint line of said lots, S. 71-05 E. 120 feet to an iron pin at the
corner of property now or formerly of Freeman; thence with the line of
property now or formerly of Freeman, S. 13-28 W. 266.7 feet to an iron pin
at the joint rear corner of Lots Nos. 73 and 74; thence with the joint
line of said lots, N. 20-06 W. 221.15 feet to an iron pin on the Eastern
side of Dove Tree Court; thence with the Eastern side of Dove Tree Court,
the chords of which are as follows: N. 46-37 E. 55 feet to an iron pin;
thence N. 16-13 W. 55 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by
deed of Caine Company, Inc., dated May 4, 1979, and recorded in the RMC
Office for Greenville County, S. C. in Deed Book 1101, at Page 924, on
May 7, 1979.

Derivation:

which has the address of Lot 74, Dove Tree Court Greenville
[Street] [City]
S. C. 29615 (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.

SC70 --

1 MY11 84

191

4.0001

