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BOOK 63 PAGE 768

NCNB Mortgage South, Inc. BOOK 1438 PAGE 399

STATE OF SOUTH CAROLINA FILED GREENVILLE CO. S.C. CONSTRUCTION LOAN MORTGAGE OF REAL ESTATE COUNTY OF GREENVILLE JUL 17 3 41 PM '70 DONNIE S. TANKERSLEY R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CASSELL & CLARK BUILDERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto NCNB Mortgage South, Inc. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Thirty seven thousand, two hundred Dollars (\$ 37,200.00 ) due and payable with interest thereon at the same rate as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the terms of said note and any agreement modifying it are incorporated herein by reference, and an additional amount of \$ 1,000.00 if advanced pursuant to the provisions herein, the note signed hereto as the construction loan agreement be

Title to the property hereinabove described is subject to the following exceptions:

- 1. Easements of record.
2. Conditions, covenants and restrictions of record.
3. Lien of ad valorem taxes for the current year.

PAID IN FULL THIS 5th DAY OF January 19 79 20944

In the Presence of: DONNIE S. TANKERSLEY R.M.C. ASST. VICE PRESIDENT

FILED GREENVILLE CO. S.C. JAN 15 5 00 PM '79 DONNIE S. TANKERSLEY R.M.C.

STATE TAX 14.88

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever. The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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