

2-1977

1417 806

MORTGAGE (Construction)

THIS MORTGAGE is made this 2nd day of December, 1977 between the Mortgagor, Governors Square Associates, A Partnership, (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 Eight Thousand and No/100 (\$48,000.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated December 2, 1977, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on June 1, 1979.

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 December 2, 1977, (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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 42 as shown on a plat of Cambridge Park Subdivision prepared by Dalton & Neves Co., dated June 1, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-R, at Page 11, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Dover Drive at the joint front corner of Lots 41 and 42 and running thence with the line of Lot No. 41 N. 21-19 W. 128.7 feet to an iron pin at the joint rear corner of Lots Nos. 34 and 42; thence with the line of Lot No. 34 S. 55-06 W. 180.3 feet to an iron pin at the joint rear corner of Lots Nos. 42 and 43; thence with the line of Lot No. 43 S. 34-54 E. 125 feet to an iron pin on the northern side of Dover Drive at the joint front corner of Lots Nos. 42 and 43; thence with the northern side of Dover Drive N. 55-06 E. 70 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Dee Smith Co., Inc. dated December 2, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1069, at Page 687 on December 6, 1977.

GCTO --- 1 DE 6 77 1337

Derivation:

which has the address of Lot 42 Cambridge Park Greenville, S. C. (herein "Property Address");
[Parcel] [City] [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.

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