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MORTGAGE

(Construction)

Foothills Delta P., 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 Fifty nine thousand nine hundred & 00/100	THIS MORTGAGE is made this 21st	day of	August
(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 nine thousand nine Induced & 00/100	1978 between the Mortgagor Foothills Delta P	., Inc.	
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 nine thousand nine hundred & 00/100	there	in "Borrower"), an	d the Mortgagee, South Carolina
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty nine thousand nine mindred 6 00/100			
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nundred & 00/100			
nundred & 00/100	WHEREAS, Borrower is indebted to Lender in the principal	sum of Fifty	nine thousand nine
ndebtedness is evidenced by Borrower's note dated August 21, 1978 , (herein 'Note'), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on the providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on the providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on the provided in the provided in the provided in 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 contained in a Construction Loan Agreement between Lender and Borrower dated August 21 , 1979, (herein "Loan Agreement between Lender and Borrower dated August 21 , 1979, (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 County', South Carolina, being shown and designated as Lot No. 6 on a plat of HOLLY TREE PLANTATION, PHASE NO. II, Section 2, made by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-D, pages 47 and 48, and having according to said plat the following metes and bounds description. BEGINNING at an iron pin on the southwestern side of Maple Rock Court, joint front corner of Lots 5 & 6; running thence with joint line of said lots, S. 72-00 W., 209.15 feet to an iron pin, joint rear of said lots; thence with rear of Lots 6 and 7; thence with joint line of said lots, N. 9-55 E., 166.10 feet to a point on the southwestern side of Maple Rock Court, No. 9-55 E., 166.10 feet to a point on the southwestern side	hundred & 00/100	ollars or so much th	ereof as may be advanced, which
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 herein contained, (b) the performance of the covenants and agreements of Borrower herein contained, (b) the performance of the covenants and agreements of Borrower herein contained, (b) the performance of the covenants and agreements of Borrower herein contained, (b) the performance of the covenants and agreements of Borrower herein contained, (b) the performance of the covenants and agreements of Borrower herein contained, (b) the performance of the covenants and agreements of Borrower herein contained, (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 ALL that piece, parcel or lot of land, in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 6 con a plat of HOLLY TREE PLANTATION, PHASE NO. II, Section 2, made by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-D, pages 47 and 48, and having according to said plat the following metes and bounds description. BEGINNING at an iron pin on the southwestern side of Maple Rock Court, joint front corner of Lots 5 & 6; running thence with joint line of said lots, S. 72-00 W., 209.15 feet to an iron pin, joint rear of Lots 6 and 7; thence with joint line of said lots, N. 9-55 E., 166.10 feet to a point on the southwestern side of Maple Rock Court, thence running the following: N. 38-50 W., 30 feet; N. 3-39	indebtedness is evidenced by Borrower's note dated August	21, 1978	, (herein "Note"),
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 August 21	providing for monthly installments of interest, with the principa	al indebtedness, if n	ot sooner paid, due and payable
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 herein contained, (b) the performance of the covenants and agreements of Borrower herein contained, (b) the performance of the covenants and agreements of Borrower dated August 21	on Harch 1, 1979 1980		
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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 August 21	payment of all other sums, with interest thereon, advanced in	accordance herewit	th to protect the security of this
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated August 21 , 1979, (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 Greenville County, State of South Carolina: ALL that piece, parcel or lot of land, in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 6 on a plat of HOLLY TREE PLANTATION, PHASE NO. II, Section 2, made by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-D, pages 47 and 48, and having according to said plat the following metes and bounds description. BEGINNING at an iron pin on the southwestern side of Maple Rock Court, joint front corner of Lots 5 & 6; running thence with joint line of said lots, S. 72-00 W., 209.15 feet to an iron pin, joint rear of said lots; thence with rear of Lot 6, S. 42-36 E., 293.80 feet to an iron pin, joint rear of Lots 6 and 7; thence with joint line of said lots, N. 9-55 E., 166.10 feet to a point on the southwestern side of Maple Rock Court, thence running the following: N. 38-50 W., 30 feet; N. 3-39 W., 30 feet; N. 23-15- E., 16.52 feet; thence N. 16-23 W., 50.79 feet, the point and place of beginning. This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1015 at Page 170. Berivation:	Mortgage and the performance of the covenants and agreement	s of Borrower herei	n contained, (b) the performance
never dated August 21 1,979, (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 piece, parcel or lot of land, in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 6 on a plat of HOLLY TREE PLANTATION, PHASE NO. II, Section 2, made by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-D, pages 47 and 48, and having according to said plat the following metes and bounds description. BEGINNING at an iron pin on the southwestern side of Maple Rock Court, joint front corner of Lots 5 & 6; running thence with joint line of said lots, S. 72-00 W., 209.15 feet to an iron pin, joint rear of said lots; thence with rear of Lot 6, S. 42-36 E., 293.80 feet to an iron pin, joint rear of Lots 6 and 7; thence with joint line of said lots, N. 9-55 E., 166.10 feet to a point on the southwestern side of Maple Rock Court, thence running the following: N. 38-50 W., 30 feet; N. 3-39 W., 30 feet; N. 23-15- E., 16.52 feet; thence N. 16-23 W., 50.79 feet, the point and place of beginning. This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1978, recorded	of the covenants and agreements of Borrower contained in a Cor	istruction Loan Agr	eement between Lender and Bor-
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	rower dated August 21, 1979, (herei	n "Loan Agreemen	t'') as provided in paragraph 20
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	hereof, and (c) the repayment of any future advances, with inter-	est thereon, made to	Borrower by Lender pursuant to
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ALL that piece, parcel or lot of land, in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 6 on a plat of HOLLY TREE PLANTATION, PHASE NO. II, Section 2, made by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-D, pages 47 and 48, and having according to said plat the following metes and bounds description. BEGINNING at an iron pin on the southwestern side of Maple Rock Court, joint front corner of Lots 5 & 6; running thence with joint line of said lots, S. 72-00 W., 209.15 feet to an iron pin, joint rear of said lots; thence with rear of Lot 6, S. 42-36 E., 293.80 feet to an iron pin, joint rear of Lots 6 and 7; thence with joint line of said lots, N. 9-55 E., 166.10 feet to a point on the southwestern side of Maple Rock Court, thence running the following: N. 38-50 W., 30 feet; N. 3-39 W., 30 feet; N. 23-15- E., 16.52 feet; thence N. 16-23 W., 50.79 feet, the point and place of beginning. This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1615 at Page 170 SOUMH CAROLINA DOCUMENTARY SIGNATURE CAROLINA SIGNATURE CAROLINA	Lender's successors and assigns the following described property	located in the Coun	ty of <u>Greenville</u>
County, South Carolina, being shown and designated as Lot No. 6 on a plat of HOLLY TREE PLANTATION, PHASE NO. II, Section 2, made by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-D, pages 47 and 48, and having according to said plat the following metes and bounds description. BEGINNING at an iron pin on the southwestern side of Maple Rock Court, joint front corner of Lots 5 & 6; running thence with joint line of said lots, S. 72-00 W., 209.15 feet to an iron pin, joint rear of said lots; thence with rear of Lot 6, S. 42-36 E., 293.80 feet to an iron pin, joint rear of Lots 6 and 7; thence with joint line of said lots, N. 9-55 E., 166.10 feet to a point on the southwestern side of Maple Rock Court, thence running the following: N. 38-50 W., 30 feet; N. 3-39 W., 30 feet; N. 23-15- E., 16.52 feet; thence N. 16-23 W., 50.79 feet, the point and place of beginning. This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1015 at Page 170 Derivation: Derivation: SIAIE US SOUTH CAROLINA DOCUMENTARY STAMP 22.2.2.2			
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metes and bounds description. BEGINNING at an iron pin on the southwestern side of Maple Rock Court, joint front corner of Lots 5 & 6; running thence with joint line of said lots, S. 72-00 W., 209.15 feet to an iron pin, joint rear of said lots; thence with rear of Lot 6, S. 42-36 E., 293.80 feet to an iron pin, joint rear of Lots 6 and 7; thence with joint line of said lots, N. 9-55 E., 166.10 feet to a point on the southwestern side of Maple Rock Court, thence running the following: N. 38-50 W., 30 feet; N. 3-39 W., 30 feet; N. 23-15- E., 16.52 feet; thence N. 16-23 W., 50.79 feet, the point and place of beginning. This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1975 at Page 100. STATE OF SOUTH CAROLINA DOCUMENTARY STAMP CAROLINA DOCUMENTARY STAMP CAROLINA DOCUMENTARY	5-D, pages 47 and 48, and having accor	ding to said	plat the following
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pin, joint rear of Lots 6 and 7; thence with joint line of said lots, N. 9-55 E., 166.10 feet to a point on the southwestern side of Maple Rock Court, thence running the following: N. 38-50 W., 30 feet; N. 3-39 W., 30 feet; N. 23-15- E., 16.52 feet; thence N. 16-23 W., 50.79 feet, the point and place of beginning. This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1015 at Page 10 . Derivation: Derivation:	said lots, S. 72-00 W., 209.15 feet to	an iron pin	, joint rear of said
N. 9-55 E., 166.10 feet to a point on the southwestern side of Maple Rock Court, thence running the following: N. 38-50 W., 30 feet; N. 3-39 W., 30 feet; N. 23-15- E., 16.52 feet; thence N. 16-23 W., 50.79 feet, the point and place of beginning. This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1015 at Page 170 . STAIL UP SOUTH CAROLINA DOCUMENTARY DOCUMENTARY	lots; thence with rear of Lot 6, S. 42	-36 E., 293.	80 feet to an iron
Rock Court, thence running the following: N. 38-50 W., 30 feet; N. 3-39 W., 30 feet; N. 23-15- E., 16.52 feet; thence N. 16-23 W., 50.79 feet, the point and place of beginning. This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1015 at Page 170 SIAIE UP SOUTH CAROLINA DOCUMENTARY STAMP 22 00 18	pin, joint rear of Lots 6 and 7; thenc	e with joint	line of said lots,
N. 3-39 W., 30 feet; N. 23-15- E., 16.52 feet; thence N. 16-23 W., 50.79 feet, the point and place of beginning. This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1085 at Page 10 . SIAIE UP SOUTH CAROLINA DOCUMENTARY DOCUMENTARY STAMP - 0.2.00 MAIS COMMISSION DOCUMENTARY	N. 9-55 E., 166.10 feet to a point on	the southwes	tern side of Maple
This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1085 at Page 170 . STATE OF SOUTH CAROLINA DOCUMENTARY DOCUMENTARY STAMP	Rock Court, thence running the following	ng: N. 38-5	0 W., 30 reet;
This being the same property conveyed to the mortgagor by deed of Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1085 at Page 170 . STATE OF SOUTH CAROLINA DOCUMENTARY DOCUMENTARY STAMP 22.2.2.2.2.4	N. 3-39 W., 30 feet; N. 23-15- E., 16.	52 feet; the	ence N. 16-23 W.,
Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1085 at Page 170 . STAIL UP SOUTH CAROLINA DOCUMENTARY STAMP	50.79 feet, the point and place of beg	inning.	
Holly Tree Plantation, dated August 21, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1085 at Page 170 . STAIL UP SOUTH CAROLINA DOCUMENTARY STAMP		to the mont	gager by dood of
for Greenville County, S.C., in Deed Book 1015 at Page 170. STATE OF SOUTH CAROLINA Derivation: Derivation: Description:	This being the same property conveyed	1070 FOR	exded in the RMC Office
Derivation:	Holly Tree Plantation, dated August 21	, 1970, 1800	Page 170
Derivation:	for Greenville County, S.C., in beed b	CTA	. F
Delivation.		A PARTICIPATION OF THE PARTICI	E OF SOUTH CAROLINA
Delivation.	Destructions	DOC	UMENTARY
** AUG22'78 TAX 2 2 3. 9 6 157	Derivation:		ISTAMP - 02 00 H
		W AUGZZ	78 TAX 2 2 3. 9 6 57
which has the address of,	which has the address of		IN IN I
[Street] [City]	[Street]		[City]
(herein "Property Address");	(herein "Property Address");		
[State and Zip Code]	[State and Zip Code]		
			P
TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-	TO HAVE AND TO HOLD unto Lender and Lender's suc	cessors and assigns,	, torever, together with all the im-
provements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties,	provements now or hereafter erected on the property, and a	ll easements, rights	, appurtenances, rents, royalties,

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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