

GREENVILLE CO. S.C.

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MORTGAGE

1457-944

WINDSOR GROUP, INC.

THIS MORTGAGE is made this 20 day of February 1979 between the Mortgagor, Windsor Group, Inc. (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Two Hundred Fifty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on or before March 1, 1981 with interest to be paid on April 1, July 1, September 1 and January 1 of each year until paid in full.

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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 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: on the western side of Strange Road, in Chick Springs Township, near Taylors, being shown as Windsor Oak, No. 2, containing 21.8 acres, on a plat of the Property of Windsor Group, Inc., made by Kermit T. Gould, Surveyor, recorded in the RMC Office for Greenville County in Plat Book 6V, Page 21 and having according to said plat such metes and bounds as appear thereon.

ALSO:

ALL that piece, parcel or tract of land, situate, lying and being on the eastern side of Strange Road, in Chick Springs Township, near Taylors, being designated as Windsor Oak, No. 1, containing 7.4 acres, on a plat of Windsor Oaks, Property of Windsor Group, Inc., made by Kermit T. Gould, Surveyor, recorded in the RMC Office for Greenville County in Plat Book 6V, Page 21 and having according to said plat such metes and bounds as appear thereon.

This is the identical property conveyed to the mortgagor by deed of Charles Strange as Executor of the Last Will and Testament of Clyde N. Strange as recorded in the RMC Office for Greenville County in Deed Book 1092, Page 246 recorded November 17, 1978.

The release fee per lot will be \$7,000.00, payable to the Association at or before the closing of any sale or other disposition of any lot in the aforesaid subdivision. The amount of any release paid to the Association shall not be deducted from any payments due by Borrower under the note which this mortgage secures.

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which has the address of 24 Hampton Corner Taylors South Carolina 29687 (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, and all fixtures now or hereafter attached to the property, 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 (or the leasehold estate if this Mortgage is on a leasehold) 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 demands, 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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