

Box 937  
Greenville, S. C. 29602  
2-1977  
FILED  
GREENVILLE CO. S. C.  
MAY 25 3 19 PM '79  
SCNNIE S. TANKERSLEY  
R.H.C.

VOL 1467 PAGE 731

### MORTGAGE (Construction)

THIS MORTGAGE is made this 25th day of May,  
19 79, between the Mortgagor, Gatewood Builders, 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-two Thousand  
Eight Hundred and no/100-- Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated May 25, 1979, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on November 1, 1980.

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 25, 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  
State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the  
eastern side of Steeplechase Court, near the City of Greenville, in the  
County of Greenville, State of South Carolina and known and designated  
as a major portion of Lot No. 176 of a Subdivision known as Heritage  
Lakes, plat of which is recorded in the R.M.C. office for Greenville  
County in Plat Book 6H at page 15, and according to a later plat pre-  
pared by Richard D. Wooten dated May 22, 1979, has the following metes  
and bounds, to-wit:

Beginning at an iron pin on the eastern side of Steeplechase Court at  
the joint front corner of Lots 175 and 176 and running thence with the  
joint line of said lots S. 77-21-41 E. 149.5 feet to an iron pin; run-  
ning thence along a new line through lot 176 S. 9-11 E. 94.3 feet to  
an iron pin in the joint side line of Lots 176 and 177; running thence  
with the joint line of said lots S. 89-17-17 W. 163.4 feet to an iron  
pin on the eastern side of Steeplechase Court; running thence with the  
eastern side of said court N. 1-49-58 W. 74.24 feet; thence continuing  
with said Court N. 5-24-10 E. 56.68 feet to an iron pin, point of beginning.

This is a portion of the property conveyed to the Mortgagor herein  
by deed of Comfortable Mortgages, Inc. dated 10/12/78, recorded  
10/31/78 in Deed Book 1090 at page 987.

Derivation:

which has the address of Lot 176, Heritage Lakes, Greenville, S. C.  
[Street] [City]  
[State and Zip Code] (herein "Property Address");

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.

GCTO ----- 2 MY25 79 1412 3.5001

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
MAY 25 1979  
21.12

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