

GREENVILLE CO. S. C.
OCT 30 1 49 PM '79
DONNIE S. JANKERSLEY
R.M.C.

MORTGAGE

1433-326

THIS MORTGAGE is made this 25th day of October 1979, between the Mortgagor, ASSOCIATED BUILDERS & DEVELOPERS, INC. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SIX THOUSAND, THREE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 March 1, 2010

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:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the southern side of Brentwood Way in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 143 on a plat of BRENTWOOD, SECTION IV, made by Piedmont Engineers and Architects, Surveyors, dated March 12, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, at Page 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brentwood Way at the joint front corners of Lots Nos. 143 and 144 and running thence with the common line of said lots, S. 5-05 W., 222.48 feet to a point in the center line of a branch; thence with the center line of a branch as the line, the traverse line of which is S. 87-14 E., 135.1 feet to a point; thence with the line of Lot No. 143, N. 3-49 W., 228.5 feet to a point on Brentwood Way; thence with the southern side of Brentwood Way, N. 89-55 W., 100 feet to the point of beginning.

The above property is the same property conveyed to Associated Builders & Developers, Inc. by deed of Rackley, Builder-Developer, Inc. of even date to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA
GREENVILLE COUNTY
OCT 30 1979

GCTC --- 1003079 871 4.0001

which has the address of Lot 143 Brentwood Way, Simpsonville (Street) (City)
S. C. 29681 (herein "Property Address"); (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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