

514 N. Main, Simpsonville, SC 29681
GREENVILLE CO. S.C.

Nov 9 1 59 PM '79

MORTGAGE

1457 723

DONNIE S. FANKERSLEY
R.M.C

THIS MORTGAGE is made this day of November
1979, between the Mortgagor, Builders & Developers, Inc.,
..... (herein "Borrower"), and the Mortgagee, HERITAGE
FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing
under the laws of the United States of America, whose address is 201 West Main Street,
Laurens, S.C. 29360, (herein "Lender").

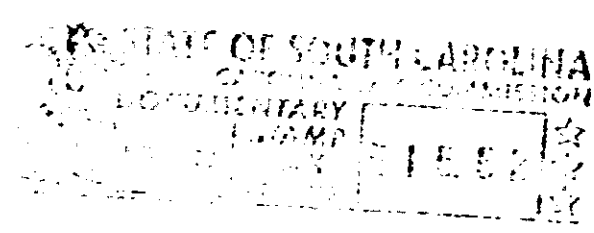
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Eight
Hundred & No/100 (\$38,800.00) Dollars, which indebtedness is evidenced by Borrower's note
dated November (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009.

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:

In the Town of Simpsonville, being known and designated as Lot No. 49
of Subdivision known as PINE TREE, as shown by plat thereof, prepared
by Piedmont Engineers and Architects, dated March 19, 1974, and recorded
in Plat Book 5-D at page 63 in the RMC Office for Greenville County, South
Carolina.

Reference to said plat is hereby craved for a more particular description.

Being a portion of the same property conveyed to the Mortgagor herein by
deed of Janie Daniel DeTreville, dated September 30, 1971 in the RMC
Office for Greenville County, S.C. in Deed Volume 927 at page 503.



GCTC --- 1 NO 979 244

which has the address of 103 Pine Tree Drive, Simpsonville
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 improve-
ments 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 seised 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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