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## MORTGAGE

	(Construction)
	THIS MORTGAGE is made this 25th day of August , 80 Enterprises of S.C., Inc.
19	, (herein "Borrower"), and the Mortgagee, South Carolina,
A	merica, whose address is 1500 Hampton Street, Columbia, 55
in pr	WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Six moded and No/100 (\$39,600.00)  Dollars or so much thereof as may be advanced, which debtedness is evidenced by Borrower's note dated oviding for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable february 1, 1982
M of rc he	TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the ayment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this ayment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this lorigage and the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated August 25. , 1980. , (herein "Loan Agreement") as provided in paragraph 20 pereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to aragraph 17 hereof (herein "Future Advances"). Borrower does hereby mortgage, grant, and convey to Lender and ender's successors and assigns the following described property located in the County of
A C L b t 6 B o	LL that certain piece, parcel, or lot of land, situate, lying and being in the ounty of Greenville, State of South Carolina, and being known and designated as ot No. 1, on a plat of property of Harriet H. Black and Mae Hill, prepared by Freeland and Associates, September 1, 1979, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C, at Page 2, and according to said plat having the following courses and distances, to-wit:  EGINNING at a point on the edge of Berea Drive, joint front corner with Lot now reformerly owned by J. G. Bailey and running thence with the common line of the
c f B B t t W	eet to a point in the line of property now or formerly belonging to Harriet H. eet to a point in the line of property now or formerly belonging to Harriet H. eet to a point in the line of property now or formerly belonging to Harriet H. eet to a point on the said Harriet H. each man with the said Harriet H. each man with the edge of Berea Drive; lack and Man Hill, S. 38-25 E. 175.83 feet to a point on the edge of said Drive, S. 50-32 W. 26.61 feet to a point on he edge of said drive; thence continuing with the edge of said drive, S. 39-04 and the edge of said drive; thence continuing with the edge of said drive, S. 39-04 and Drive, the point of Beginning.
T	the within property is a portion of the property conveyed to the Mortgagor herein by deed of Mae Davis Hill and Harriet H. Black to Brown Enterprises of S.C., Inc., lated April 4, 1980 and which said deed is recordeed in the R.M.C. Office for Greenvil County, South Carolina in Deed Book 1123, at Page 495.
	Derivation:
	which has the address of Berea Drive Greenville (Street) (Cuy)
	SC (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, 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 ti:le insurance policy insuring Lender's interest in the Property.