

CR-408
P. O. Drawer 408 Greenville, S.C. 29602

FILED
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DONNIE S. TANKERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this 2nd day of September, 1980 between the Mortgagor, Hamlett Builders, Inc. (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Nine Thousand Nine Hundred Fifty and No/100--- Dollars, which indebtedness is evidenced by Borrower's note dated September 2, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2011

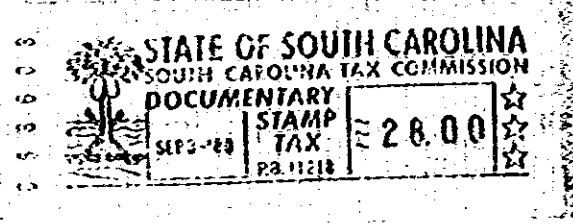
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot 58 on plat of Pebblecreek, Phase IV, Section II, which plat is recorded in Plat Book 7 C, at page 47, and having, according to said plat, the following courses and distances, to wit:

Beginning at an iron pin on the Northern edge of Pine Vice Terrace at the joint front corner of Lots 58 and 59 and running thence with the line of Lot 59, N. 61-17 E. 129.29 feet to an iron pin at the joint rear corner of Lots 58 and 59; thence N. 30-32 W. 69.59 feet to an iron pin; thence N. 36-30 W. 37.41 feet to an iron pin at the joint rear corner of Lots 57 and 58; thence with the line of Lot 57, S. 53-55 W. 128.90 feet to an iron pin on the Northern edge of Pine View Terrace; thence with the edge of Pine View Terrace S. 32-24 E. 90.0 feet to an iron pin at the point of beginning.

This is the same property conveyed unto the Mortgagor herein by deed of Pebblepart, Ltd., to be recorded herewith.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.



which has the address of Lot 58, Pine View Terrace, Taylors, South Carolina 29687 (herein "Property Address");

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 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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