

5 PM '80  
HERSLEY

# MORTGAGE

THIS MORTGAGE is made this 18th day of December 1980, between the Mortgagor, A. J. Prince Builders, Inc. (herein "Borrower") and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Seven Thousand Nine Hundred and No/100 (\$47,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 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 June 1, 2006

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 State of South Carolina, County of Greenville, on the northwestern side of Lenhardt Court being shown and designated as Lot No. 7 on a plat of "White Oak Hills Subdivision, Phase II-B" prepared by Arbor Engineering dated July 16, 1980 recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-X, page 36, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Lenhardt Court, joint front corner of lots 6 and 7 and thence with the common line of said lots, N. 57-18 W. 144.23 feet to an iron pin; thence N. 51-50 E. 175 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with the common line of said lots, S. 37-01 E. 140.35 feet to an iron pin on the northwestern side of Lenhardt Court; thence with the curve of Lenhardt Court, the chord of which is S.53-41 W. 125 feet to the point of beginning.

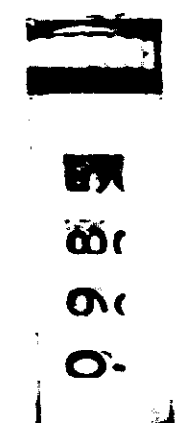
This being the same property conveyed to the mortgagor herein by deed of A. J. Prince Builders, Inc. and Bobby Joe Jones Builder, Inc. of even date to be recorded herewith.

GCTO -----3 DE 18 80 437 4.0001

which has the address of Lot 7 Lenhardt Court Greenville South Carolina (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 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.



4328 RV.2