

2-1977 FILED  
GREENVILLE CO. S. C.  
MAR 31 11 22 AM '81  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1536 PAGE 654

### MORTGAGE (Construction)

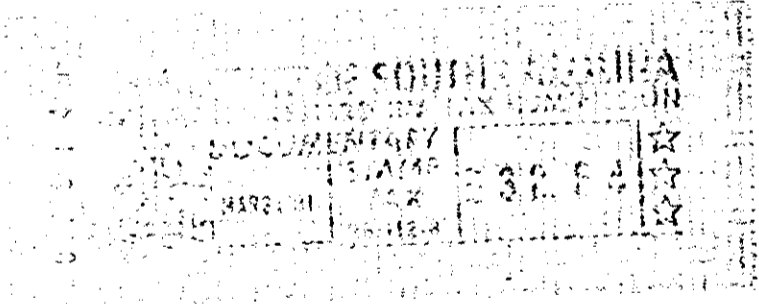
THIS MORTGAGE is made this 30th day of March,  
19 81, between the Mortgagor, Williams Street Development Corp.,  
(herein "Borrower"), and the Mortgagee, South Carolina  
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of  
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-one thousand six hundred  
and 00/100 (81,600.00) Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on September 1, 1982.

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, (b) the performance  
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-  
rower dated 30 March, 19 81, (herein "Loan Agreement") as provided in paragraph 20  
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to  
paragraph 17 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:

*DP*  
*J A*  
ALL that certain piece, parcel or unit, situate, lying and being in the  
State of South Carolina, County of Greenville, being known and designated  
as Lot 12 of Village Greer, as is more fully described in deed  
dated January 10, 1980, and recorded in the RMC Office for  
Greenville County, S. C. in Deed Book 1118, at Page(s) 850,  
and survey and plat recorded in Plat Book 7-X, at Page 39.

Mortgagee agrees to release from the lien of the within mortgage any  
numbered lot upon payment to Mortgagee of the sum of \$40,800.00 by  
Mortgagor.



SCTO ----- 2 MR31 81 1502

Derivation:

which has the address of Lot 12 Village Greer, \_\_\_\_\_ Greer, \_\_\_\_\_  
[Street] [City]  
South Carolina (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 im-  
provements 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 title insurance policy insuring Lender's interest in the Property.

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