

(PAID) AND FULLY SATISFIED

This 13 Day of July 1981

FILED
2-1977 GREENVILLE CO. S. C.

MAR 16 4 49 PM '81

DONNIE S. TANNER
R.M.C.

South Carolina Federal Savings & Loan Assn.

Donnie S. Tanner
Three Parties

WITNESS *Mary A. Jarcher*
Helene B. Martin

Created
Donnie S. Tanner
R.M.C.
MORTGAGE
(Construction) 1-101

BOOK 74 PAGE 1204

BOOK 1535 PAGE 291

OFFICE OF THE
CLERK OF COURT
GREENVILLE, S.C.
MAR 16 11 15 AM '81

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THIS MORTGAGE is made this 16th day of March 1981, between the Mortgagor, Carolina Builders & Realty, Inc., (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 Forty-four thousand eight hundred and 00/100 (44,800.00) 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 Borrower dated March 16, 1981, (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:

All that certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, and being known and designated as Lot 131, Pineforest Subdivision, according to a plat of said subdivision by Dalton and Neves, August, 1959, and which said plat is recorded in the RMC Office of Greenville County, South Carolina, in Platt Book QQ, pages 106-107, and according to said plat having the following courses and distances, to-wit: