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FILED GREENVILLE CO. S.C.

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This 13 Day of July 19 81

South Carolina Federal Savings & Loan Assn.

MORTGAGE
(Construction)

1-103

Randy Smith
UP
WITNESS *Mary J. Juchel*
Helene E. Juchel

THIS MORTGAGE is made this 13th day of March 19 81, 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 13, 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 57, Terrace Gardens Subdivision, according to a Plat prepared of said subdivision, dated August 26, 1959, which said Plat is recorded in the RMC Office of Greenville County, South Carolina, Plat Book QQ, at page 85, according to said Plat having the following courses and distances, to-wit:

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