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GREENVILLE, S.C. PAID AND FULLY SATISFIED

Dec 31 4 57 PM '80 T-3711 This 11 Day of December 1981

DONNA T. WHERSLEY South Carolina Federal Savings & Loan Assn.

Donna T. WHERSLEY
MORTGAGE
(Construction)
1-182

Donna T. WHERSLEY
WITNESS

THIS MORTGAGE is made this 31st day of December 1980, between the Mortgagor, Werber Co., Inc., James A. Brewer (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 Sixty-two thousand four hundred and 00/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated June 1, 1982 (herein "Note") providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on June 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 December 31, 1980, (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 State of South Carolina, County of Greenville, on the northern side of Shawn Drive and being known as Lot 7 of a subdivision known as Rustic Estates, as shown by plat of Werber Co., Inc. by R. B. Eruce, Carolina Surveying Company dated December 29, 1980, and having according to said plat, the following metes and bounds, to-wit:

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GREENVILLE, S.C.

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