

GREENVILLE CO. S.C.
JUN 6 4 51 PM '81
CONTRACT TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1540 PAGE 714
78 MAR 5 1982

THIS MORTGAGE is made this 6th day of May 1981 between the Mortgagor, Carolina Builders & Realty, Inc. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand and No/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on May 6, 1982.

The within property is the identical property conveyed to the Mortgagor herein by deed of Gazebo, I.C.P.S., Inc., by deed dated October 1, 1980 which said deed is recorded in the R.M.C. Office of Greenville County, South Carolina, in Deed Book 1134, at Page 673.

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FILED
GREENVILLE CO. S.C.
FEB 4 3 40 PM '82
CONTRACT TANKERSLEY
R.M.C.

PAID SATISFIED AND CANCELLED
Carolina Federal Savings and Loan Association
S. C.
2,000
1981
FEB 2 1982
WILLIAMS & HENRY, ATTYS.

which has the address of Route 4, Barry Drive Greer South Carolina (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 life insurance policy insuring Lender's interest in the Property.

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