

Closing Date: 26 May 1981  
(Date Instrument Delivered) 724

**MORTGAGE**  
**RENEGOTIABLE RATE NOTE**  
(See Rider Attached) BOOK 1512 PAGE 73

THIS MORTGAGE is made this 26th day of May 1981 between the Mortgagor, **Balentine Brothers Builders, Inc.** (herein "Borrower"), and the Mortgagee, **UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN**, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

"NOTE" includes all Renewals and Amendments of the Note dated 26 May 1981. WHEREAS, Borrower is indebted to Lender in the principal sum of **Fifty-Five Thousand One Hundred and No/100 (\$55,100.00)** Dollars, which indebtedness is evidenced by Borrower's note dated 26 May 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 1 September 2011, then to an iron pin on the southerly side of Crowdale Court; thence with the southerly side of Crowdale Court, N. 87-24 W. 29.41 feet to an iron pin; thence with the radius of a 50 foot curve, the chord of which is N. 66-58 E. 90.15 feet to an iron pin, the point of BEGINNING.

The within is a portion of that property heretofore conveyed to the mortgagor by deed of Threatt Enterprises, Inc. recorded in the Office for Greenville County, S. C. in Book 8002, Page 15957. MORTGAGEE'S MAILING ADDRESS: 99 Pinckney Street, Greenville, South Carolina 29562. *SIDNEY E. ...*

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND 1 September 2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of Lot No. 150, Gray Fox Run, Section 2, Crowdale Court, Greenville County, S.C. (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 sock, 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 title insurance policy insuring Lender's interest in the Property.

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