FILLD GREENVILLE CO. 3. 0. 'at 1 4 15 P" "

200x 1433 EAST 982

MONTOAGE
(Construction—Permanent)
THIS MORTGAGE is made thislay of
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 One Hundred Twenty-five Thousand and No/100 (\$125,000.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated <u>June 1, 1978</u> , (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on <u>December 1, 2003</u> ;
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
in the County of Greenville, State of South Carolina, and according to a plat prepared of said property by Carolina Surveying Company, May 25, 1978, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-P, at Page 52, having the following courses and distances, to-wit:
BEGINNING at a point on the edge of Roper Mountain Road, joint corner with property now or formerly belonging to John E. and BEttyM. Mickler and running thence with the Mickler line, N. 27-45 W. 756.7 feet to an old iron pin; thence running with the line of property now or formerly belonging to Haley P. Nations, N. 27-45 W. 160 feet to an old iron pin; thence running with line of property known as Coach Hills Subdivision, N. 67-15 E. 538.3 feet to an old iron pin; thence continuing with the Coach Hills Subdivision line, N. 69-07 E. 34.8 feet to an old iron pin; thence continuing with the Coach Hills Subdivision line and that of property now or formerly belonging to Mary Louise Tierney, S. 12-16 E. 1,028.8 feet to a point on the edge of Roper Mountain Road; thence running with the edge of said Road, S. 85-05 W. 323.5 feet to a point on the edge of said Road, the point of Beginning.
The within property is the same property conveyed to the mortgagor herein by that certain deed of Blizabeth J. McPherson of even date herewith and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Carolina.
Derivation:
which has the address of Roper Mountain Road, Greenville, South Carolina, 29615 [Street]
(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 all fixtures now or hereafter attached to the property.

tached 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 seised 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.

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendments adding Paras. 24 and 25)

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