$800 \times 1490 \text{ FASE} 464$

P. O. B ox 937 Greenville, S. C. 29602

DEC 5 3 59 PH 179 DONNIE S. TANKERSLEY R.M.C

MORTGAGE

(Construction—Permanent)

	1979 , between the Mortgagor, <u>COTHRAN & DARBY BUILDERS</u> , INC.
	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 Fifty Five Thousand and No/100 Dollars or so much thereof as may be advanced, which
	indebtedness is evidenced by Borrower's note dated <u>December 4, 1979</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>August 1, 2010</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 December 4, 1979, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 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
ly an Gr	I that certain piece, parcel or lot of land with the improvements and buildings thereon ing and being on the easterly side of Sugarcane Court, near the City of Greenville, S. d being designated as Lot 24, Map No. 7 of Sugar Creek, as recorded in the RMC Office for eenville County, S. C. in Plat Book 7C, Page 15, and having according to said plat, the llowing metes and bounds, to-wit:
Lo fe of an	GINNING at an iron pin on the easterly side of Sugarcane Court, joint front corner of ts 24 and 25, and running thence along the common line of said lots S. 78-36-57 E. 145 et to an iron pin; thence N. 30-43-23 E. 75.27 feet to an iron pin, joint rear corner Lots 23 and 24; thence along the common line of said lots N. 62-42-17 W. 160 feet to iron pin on the easterly side of Sugarcane Court; thence along said Court S. 19-20-23 116 feet to an iron pin, the point of beginning.
	STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA COMMENTARY STAMP STAMP 22.00 RELIES RELIES
	STATE OF SOUTH CAROLINA DOCUMENTARY STAMP STAMP TAX 2 2 2 0 0
da	Derivation: This is a portion of the same property conveyed to the mortgagor herein by ed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. of every the herewith to be recorded. which has the address of
da	Derivation: This is a portion of the same property conveyed to the mortgagor herein by ed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. of every the herewith to be recorded. which has the address of 110 Sugarcane Court (Street) (Cits) uth Carolina 29651 (herein "Property Address");

4.00CI

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

erally 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.