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## **MORTGAGE**

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THIS MORTGAGE is made this _	21	day of A	ugust
19.80, between the Mortgagor,	A. J. Prince	Builders, Inc.	

Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of <u>Sixty Four Thousand</u> <u>Eight Hundred and No/100-----</u> Dollars, which indebtedness is evidenced by Borrower's note dated <u>August 21, 1980</u>, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>September 1, ... 2010.....</u>;

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 149, according to a plat entitled Pebble Creek, Phase I, prepared by Enwright Associates, dated September, 1973, and recorded in the Greenville County RMC Office in Plat Book 5D, at page 3 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Hoppin John Lane at the joint front corner of Lots 148 and 149 and thence with the western side of said Lane, N. 49-47 W. 31.2 feet to an iron pin; thence continuing with the western side of said Lane, N. 52-11 W. 59.4 feet to an iron pin; thence continuing with said Lane, N. 7-11 W. 35.34 feet to an iron pin on the southeastern side of Stallings Road; thence with the southeastern side of Stallings Road, N. 37-49 E. 85.3 feet to an iron pin on the southeastern side of Stallings Road at the joint front corner of Lots 149 and 150; thence with the common line of said lots, S. 86-41 E. 227.0 feet to an iron pin at the joint rear corners of Lots 149, 150 and 154; thence with the common line of Lots 149 and 154, S. 15-25 E. 22 feet to an iron pin at the joint rear corner of Lots 148 and 149; thence with the common line of Lots 148 and 149, S. 59-15 W. 243.75 feet to the point of beginning.

The above described property is the same acquired by the Mortgagor by deed from Pebblepart, Ltd. a South Carolina partnership, recorded in the Greenville County RMC Office on April 27, 1979 in Deed Book 1101, page 363.

First Federal Savings & Lcan Association P. O. Box 408, Greenville, S. C. 29602

which	has the address o	f Lot	149	Hoppin	John	Lane,	Greenville,	South	
_	- •		(Stre	et)			(City)		_

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 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.

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