2-1977 GRF. 1 FILED CO. S. C. 18' H9 CH # 181 DONA I I TAN ERSLEY

200x1535 FAGE 291

MORTGAGE

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	Carolina Builders & Realty, Inc. (herein "Borrower"), and the Mortgagee, South Carolina deletal Savings and Loan Association, a corporation organized and existing under the laws of the United States. Merica, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender"). WHEREAS, Borrower is indebted to Lender in the principal sum of Porty-four thousand eight hum and 00/100———(hlp,800,00)—————Dollars or so much thereof as may be advanced, which debtedness is evidenced by Borrower's note dated coviding for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payated and September 1, 1982 TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, a syment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Be were dated March 16, 19.81, (herein "Loan Agreement") as provided in paragraph to hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant aragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant, and convey to Lender a ender's successors and assigns the following described property located in the County of Greenville, State of South Carolina; and being known and designated as not 131, Pineforest Subdivision, according to a plat of said subdivision by alton and Neves, August, 1959, and which said plat is recorded in the RNC Office for Greenville, State of South Carolina, in Platt Book QQ, pages 106-107, and ecording to said plat having the following courses and distances, to-wit: eginning at a point on the edge of Mapleton Drive, joint front corner with Lot 13 and running thence with the common line with said lot, S. 26 - 30 E. 138.7 feet; hence, S. 63 - 30 W. 150 feet to a point on the edge of Clearfield Road; thence running with the edge of Said road, N. 26 - 30 W. 113		(Const	ruction)	
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 indepled to Lender in the principal sum of Porty-four thousand eight hund and 02/100————(hi, 800, 00)—————————————————————————————————	Aderal Savings and Loan Association, a corporation organized and existing under the laws of the United States merica, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender"). WHEREAS, Borrower is indebted to Lender in the principal sum of Porty-four thousand eight hum and 00/100(lili, 800.00)	THIS MORTGAGE is made	de this 16th	day of _	March,
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 Porty-four thousand eight hund and 09/100(14),500.00)	where a some containing a corporation organized and existing under the laws of the United States merica, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender"). WHEREAS, Borrower is indebted to Lender in the principal sum of Porty-four thousand eight hum and 00/100(1/1,800.00)	1901, between the Mortgagor	, Carolina Dario	(herein "Rottower")	and the Mortgagee South Carolina
and 09/100 ———(Ill, 1800.00) —————————————————————————————————	and 09/100	Federal Savings and Loan Asse	ociation, a corporation org	ganized and existing unde	er the laws of the United States of
indebtedness is evidenced by Borrower's note dated	debtedness is evidenced by Borrower's note dated	WHEREAS, Borrower is i	indebted to Lender in the pr (44,800.00)	incipal sum of <u>Porty-</u> Dollars or so much	-four thousand eight hund thereof as may be advanced, which
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 contained in a Construction Loan Agreement between Lender and Bor rower dated	ayment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of the lortgage and the performance of the covenants and agreements of Borrower herein contained, (b) the performant of the covenants and agreements of Borrower herein contained, (b) the performant of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bower dated March 16, 1981, (herein "Loan Agreement") as provided in paragraph coreof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant aragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant, and convey to Lender a ender's successors and assigns the following described property located in the County of Greenville State of South Carolina: 11 that certain piece, parcel, or lot of land, situate, lying, and being in the county of Greenville, State of South Carolina, and being known and designated as not 131, Pineforest Subdivision, according to a plat of said subdivision by alton and Neves, August, 1959, and which said plat is recorded in the RMC Office of Greenville County, South Carolina, in Platt Book QQ, pages 106-107, and coording to said plat having the following courses and distances, to-wit: eginning at a point on the edge of Mapleton Drive, joint front corner with Lot 13 and running thence with the common line with said lot, S. 26 - 30 E. 138.7 feet; hence, S. 63 - 30 W. 150 feet to a point on the edge of Clearfield Road; thence umning with the edge of said road, N. 26 - 30 W. 113.7 feet to a point on the edge of Mapleton Drive, the chord being: N. 18 - 30 E. 35.3 feet, to a point on the dge of Mapleton Drive; thence running with the edge of Mapleton Drive, N. 63 - 0 E. 125 feet to a point on edge of said drive, the point of beginning.	indebtedness is evidenced by Bo providing for monthly installm	orrower's note dated nents of interest, with the p		, (herein "Note"),
County of Greenville, State of South Carolina, and being known and designated as Lot 131, Pineforest Subdivision, according to a plat of said subdivision by Dalton and Neves, August, 1959, and which said plat is recorded in the RMC Office of Greenville County, South Carolina, in Platt Book QQ, pages 106-107, and according to said plat having the following courses and distances, to-wit: Beginning at a point on the edge of Mapleton Drive, joint front corner with Lot 130 and running thence with the common line with said lot, S. 26 - 30 E. 138.7 feet; thence, S. 63 - 30 W. 150 feet to a point on the edge of Clearfield Road; thence running with the edge of said road, N. 26 - 30 W. 113.7 feet to a point on the edge of said road; thence running with the curve of the intersection of Clearfield Road and Mapleton Drive, the chord being; N. 18 - 30 E. 35.3 feet, to a point on the edge of Mapleton Drive; thence running with the edge of Mapleton Drive, N. 63 - 30 E. 125 feet to a point on edge of said drive, the point of beginning. Derivation: The within property is the identical property conveyed to the Mortgagor herein by deed of Mary Ruth A. Vaughan of even date herewith in which said deed is being recorded simultaneously with the recording of the within instrument. Which has the address of Lot 131 Pine Forest, (Greenville, Screen Carolina (herein "Property Address"); South Carolina (herein "Property Address");	ounty of Greenville, State of South Carolina, and being known and designated as of 131, Pineforest Subdivision, according to a plat of said subdivision by alton and Neves, August, 1959, and which said plat is recorded in the RMC Office of Greenville County, South Carolina, in Platt Book QQ, pages 106-107, and ccording to said plat having the following courses and distances, to-wit: eginning at a point on the edge of Mapleton Drive, joint front corner with Lot 13 and running thence with the common line with said lot, S. 26 - 30 E. 138.7 feet; hence, S. 63 - 30 W. 150 feet to a point on the edge of Clearfield Road; thence unning with the edge of said road, N. 26 - 30 W. 113.7 feet to a point on the edge of said road; thence running with the curve of the intersection of Clearfield Road and Mapleton Drive, the chord being: N. 18 - 30 E. 35.3 feet, to a point on the dge of Mapleton Drive; thence running with the edge of Mapleton Drive, N. 63 - 0 E. 125 feet to a point on edge of said drive, the point of beginning.	payment of all other sums, we Mortgage and the performance of the covenants and agreement rower dated Marchereof, and (c) the repayment of paragraph 17 hereof (herein "l Lender's successors and assigns	ith interest thereon, advance of the covenants and agreets of Borrower contained in the 16, 1981, of any future advances, with Future Advances''), Borrows the following described present the following described presents and the following described presents the following described presents and the following	eed in accordance herew eements of Borrower here n a Construction Loan Ag- (herein "Loan Agreeme h interest thereon, made to wer does hereby mortgage	with to protect the security of this ein contained, (b) the performance greement between Lender and Bor- ent") as provided in paragraph 20 to Borrower by Lender pursuant to e, grant, and convey to Lender and
and running thence with the common line with said lot, S. 26 - 30 E. 138.7 feet; thence, S. 63 - 30 W. 150 feet to a point on the edge of Clearfield Road; thence running with the edge of said road, N. 26 - 30 W. 113.7 feet to a point on the edge of said road; thence running with the curve of the intersection of Clearfield Road and Mapleton Drive, the chord being: N. 18 - 30 E. 35.3 feet, to a point on the edge of Mapleton Drive; thence running with the edge of Mapleton Drive, N. 63 - 30 E. 125 feet to a point on edge of said drive, the point of beginning. Derivation: The within property is the identical property conveyed to the Mortgagor herein by deed of Mary Ruth A. Vaughan of even date herewith in which said deed is being recorded simultaneously with the recording of the within instrument. which has the address of Lot 131 Pine Forest, Greenville, South Carolina (herein "Property Address"); [State and Zop Code] (herein "Property Address");	nd running thence with the common line with said lot, S. 26 - 30 E. 138.7 feet; hence, S. 63 - 30 W. 150 feet to a point on the edge of Clearfield Road; thence umning with the edge of said road, N. 26 - 30 W. 113.7 feet to a point on the edge f said road; thence running with the curve of the intersection of Clearfield Road and Mapleton Drive, the chord being: N. 18 - 30 E. 35.3 feet, to a point on the dge of Mapleton Drive; thence running with the edge of Mapleton Drive, N. 63 - 0 E. 125 feet to a point on edge of said drive, the point of beginning.	County of Greenville, Lot 131, Pineforest Su Dalton and Neves, Augu of Greenville County,	State of South Caro abdivision, accordinust, 1959, and which South Carolina, in	lina, and being kn g to a plat of sai said plat is recor Platt Book QQ, pag	own and designated as d subdivision by ded in the RMC Office es 106-107, and
Derivation: The within property is the identical property conveyed to the Mortgagor herein by deed of Mary Ruth A. Vaughan of even date herewith in which said deed is being recorded simultaneously with the recording of the within instrument. Which has the address of Lot 131 Pine Forest, Greenville, [Street] [Cito] South Carolina (herein "Property Address");		and running thence wit thence, S. 63 - 30 W. running with the edge of said road; thence r and Mapleton Drive, the edge of Mapleton Drive	th the common line was 150 feet to a point of said road, N. 26 running with the curne chord being: N. 1 e; thence running wi	ith said lot, S. 2 on the edge of Cl - 30 W. 113.7 fee ve of the intersec 8 - 30 E. 35.3 fee th the edge of Map	6 - 30 E. 138.7 feet; earfield Road; thence t to a point on the edge tion of Clearfield Road t, to a point on the leton Drive, N. 63 -
Derivation: The within property is the identical property conveyed to the Mortgagor herein by deed of Mary Ruth A. Vaughan of even date herewith in which said deed is being recorded simultaneously with the recording of the within instrument. Which has the address of Lot 131 Pine Forest, Greenville, [Street] [Cito] South Carolina (herein "Property Address");					
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Derivation: The within property is the identical property conveyed to the Mortgagor herein by deed of Mary Ruth A. Vaughan of even date herewith in which said deed is being recorded simultaneously with the recording of the within instrument. Which has the address of Lot 131 Pine Forest, Greenville, South Carolina (herein "Property Address"); [Street] (City)			<u> </u>		
{State and Zip Code}	erein by deed of Mary Ruth A. Vaughan of even date herewith in which said deed is eing recorded simultaneously with the recording of the within instrument. Which has the address of Lot 131 Pine Forest, Greenville,	Derivation: The within p herein by deed of Mary	property is the iden y Ruth A. Vaughan of aneously with the re ot 131 Pine Forest,	tical property con even date herewit	h in which said deed is hin instrument. Greenville,
	(Crate and Zin Code)		(herein "Property Addr		
TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the in	TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the	TO HAVE AND TO HO)I.D unto I ender and I end	-	ns, forever, together with all the im

were paid for, or were intended to be paid for, from the proceeds of this loan, 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 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 demand, 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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