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GREENVILLE
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DONNIE T. M. JONES

1601 PAGE 835

MORTGAGE

THIS MORTGAGE is made this 12th day of April, 1983, between the Mortgagor, Long Construction Co., Larry L. Long, Pres. & Owner, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Forty Four Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1984.....;

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, and (b) 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 Greenville, State of South Carolina.

ALL that certain piece, parcel or lot of land near Pleasant Grove Baptist Church, Chick Springs Township, County and State aforesaid, designated as LOT NO. 25 of "Harbin Heights" as shown on a plat thereof made by John A. Simmons, Surveyor, dated May 28, 1964, said plat recorded in the RMC Office for Greenville County in Plat Book PPP at page 79, and more recent plat entitled "Survey for Long Construction Co.", prepared by Wolfe & Huskey, Inc., Eng. s & Survs., dated April 11, 1983, and recorded in the RMC Office for Greenville County in Plat Book 9-P, at Page 42, reference to said plats hereby pleaded for a more complete description as to metes and bounds, courses and distances.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises and especially to those restrictions recorded in the RMC Office for Greenville County in Deed Book 814 at pages 645 and 646.

This is that same property conveyed to Mortgagor by deed of Mark L. Long, recorded in the RMC Office for Greenville County on April 7, 1983, in Deed Book 1185 at page 930.

which has the address of Corner of Douglas Ave. & Waymon Dr., Greer,
S. C. 29651 (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.