

FILED
GREENVILLE CO. S. C.

SEP 7 4 20 PM '73

MORTGAGE

THIS MORTGAGE is made this _____ day of September, 19 73,
between the Mortgagee, FOUR ASSOCIATES BUILDERS, INC.

(herein "Borrower"),
and the Mortgagee, SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation
organized and existing under the laws of the state of South Carolina, whose address
is E. Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand
and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable ~~on~~ nine months from
the above date;

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 piece, parcel or lot of land, together with buildings and im-
provements thereon or hereafter constructed thereon, situate, lying and
being in the State of South Carolina, County of Greenville, Town of
Mauldin on the Eastern side of Amberwood Lane, being shown and designated
as Lot No. 75 on a Plat entitled "ADAMS MILL ESTATES", prepared by
Dalton & Neves Co., Engineers, dated July, 1973, recorded in the RMC
Office for Greenville County, South Carolina in Plat Book 4R, Page 31
and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Amberwood, joint front
corner of Lots Nos. 74 and 75 and running thence with the line of Lot
No. 74, S. 57-05 E., 160 feet to an iron pin in the line of Lot No. 73,
joint rear corner of Lots Nos. 74 and 75; thence with the line of
Lots Nos. 73 and 72, S. 32-55 W., 100 feet to an iron pin in the line of
Lot No. 72, joint rear corner of Lots Nos. 75 and 76; thence with the
line of Lot No. 76, N. 57-05 W., 160 feet to an iron pin on the Eastern
side of Amberwood Lane, joint front corner of Lots Nos. 75 and 76; thence
with the Eastern side of Amberwood Lane, N. 32-55 E., 100 feet to the
point and place of beginning.



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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.