P. O. Box 937
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.
OCT 18 3 30 PM '77
DONNIE S. TANKERSLEY
R.M.C.

2-1977

BOOK 1419 PAGE 230

MORTGAGE
(Construction)

THIS MORTGAGE is made this 17th day of October, 1977, between the Mortgagor, United Builders, Inc. (herein "Borrower"), and the Mortgagee, South Carolina 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 Thirty-Four Thousand Eight Hundred and no/100---------($34,800.00)---------- Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated October 17, 1977, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on _____.

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 October 17, 1977, (herein "Loan Agreement") as provided in paragraph 20 hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 17 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 13 as shown on plat entitled "Westminster Village, Section I" prepared by Heaner Engr. Co., Inc. recorded August 5, 1976 in plat book 5P, at page 40 in the RMC Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Norfolk Avenue, the joint front corner of Lots 12 and 13, and running thence with the joint line of said lots, S. 72-23 E., 127.83 feet to an iron pin, the joint rear corner of Lots 12 and 13; thence with the joint rear line of Lots 13 and 16, N. 17-37 E. 100.52 feet to an iron pin, the joint rear corner of Lots 13 and 14; thence with the joint line of said lots, N. 72-23 W. 127.83 feet to an iron pin on the eastern side of Norfolk Avenue, the joint front corner of Lots 13 and 14; thence with the eastern side of said avenue, S. 17-37 W. 100.52 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Westminster Company, Inc., dated September 23, 1977, recorded September 26, 1977, in the RMC Office for Greenville County in Deed Book 1065, at page 429.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT 18 1977
P.B. 11218
13.92

Derivation:

which has the address of Norfolk Avenue [Street] Greenville [City],
S. C. [State and Zip Code] (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, all fixtures now or hereafter attached to the property, and all appliances, building materials, and other moveables placed in or upon the property if the same 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.

4328 RV.2