

FILED
GREENVILLE CO. S. C.
MAR 15 4 09 PM '78
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1428 PAGE 23

MORTGAGE (Construction—Permanent)

THIS MORTGAGE is made this 15th day of March,
1978, between the Mortgagor, Donald E. Baltz, 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 Forty eight thousand and 00/100--
----- Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated March 15, 1978, (herein "Note"),
providing for monthly installments of interest before the amortization commencement date and for monthly install-
ments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable
on October 1, 2007;

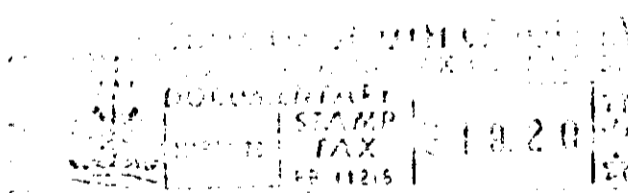
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage and the performance of the covenants and agreements of Borrower herein contained, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated March 15, 1978, (herein "Loan Agreement") as provided in paragraph 24
hereof, and (c) 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 situate, lying and being in the County of
Greenville, State of South Carolina being known and designated as Lot No. 9
shown on a plat of the subdivision of Brookside, Section I recorded in the RMC
Office for Greenville County, S. C. in plat book 4R at page 56, and having
according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Adams Mill Road, the joint front
corner of Lots 8 and 9; thence with the east side of said road S. 25-55 E. 118.5
feet to an iron pin; thence turning S. 81-30 E. 28.3 feet to an iron pin on the
west side of Brooks Drive; thence with the west side of said drive N. 42-55 E.
133 feet to an iron pin, rear corner of Lot No. 9 and property of Donald E. Baltz;
thence with the line of said property N. 18-27 W. 66.5 feet to an iron pin joint
rear corner of Lots 8 and 9; thence with the joint line of said lots S. 71-33 W.
157.4 feet to the point of beginning.

This is the same property conveyed to the mortgagor by Donald E. Baltz by deed
dated and recorded January 12, 1978 in deed volume 1071 at page 808 in the RMC
Office for Greenville County, S. C.

South Carolina Federal Savings
and Loan Association
PO Box 817
Taylors, SC 29687



Derivation:

which has the address of Adams Mill Road Mauldin,
[Street] [City]
S. C. 29662 (herein "Property Address");
[State and Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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