

MAY 30 10 41 AM '78

DONNIE S. TANKERSLEY  
R.H.C.

**MORTGAGE**  
(Construction—Permanent)

THIS MORTGAGE is made this 26th day of May,  
19 78, 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").

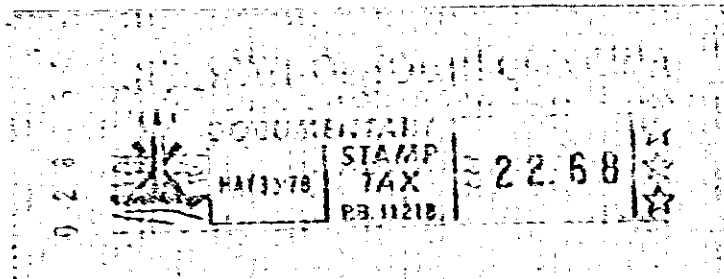
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand Seven Hundred  
and no/100 (\$56,700.00) Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated May 26, 1978, (herein "Note"),  
providing for monthly installments of 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 1st. Day of November, 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 May 26, 19 78, (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 on the southeastern  
side of Honeybee Lane, near the City of Greenville, in the County of Greenville,  
State of South Carolina, and known and designated as Lot No. 17 of a subdivision known  
as Pebble Creek, Phase I, plat of which is recorded in the RMC Office for Greenville  
County in Plat Book 5D, at page 5, and according to said plat, has the following metes  
and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Honeybee Lane, at the joint  
front corner of Lots 17 and 18, and running thence with the joint line of said lots,  
S. 55-31 E., 175.18 feet to an iron pin in the rear line of Lot No. 6; running thence  
S. 39-16 W., 73 feet to an iron pin at the joint rear corner of Lots 16, 17, 6 and  
7; running thence with the joint line of Lot 16, N. 82-20 W., 162.18 feet to an iron  
pin on Honeybee Lane; running thence with said Lane, the following courses and distances,  
to wit: N. 13-19 E., 50 feet; N. 26-03 E., 50 feet; N. 38-51 E., 50.6 feet to an iron  
pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Pebblepart  
Ltd., a South Carolina Limited Partnership, to be recorded herewith.



Derivation:

which has the address of Lot 17, Pebble Creek Taylors,  
[Street] [City]  
S. C. 29681 (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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