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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

GREENVILLE CO. S. C.

BOOK 1448 PAGE 759
~~BOOK 1445 PAGE 37~~

MORTGAGE CORRECTED MORTGAGE - RE-RECORD
(Construction—Permanent)

THIS MORTGAGE is made this 22nd day of September, 1978, between the Mortgagor, Marcia C. Faines, (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 Sixty-five Thousand and no/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated September 22, 1978, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1999;

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 July 26, 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 certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, on Altamont Road, containing 6.9 acres, more or less, and being shown on Plat of Property of James W. Campbell, prepared by Jones Engineering Service, December 1, 1976, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point in the center line of Altamont Road, the same being the extreme southerly point of the property herein conveyed, and running thence N. 39-10 W. 114.7 feet to a stone; running thence S. 80-10 W. 747.5 feet to an iron pin; running thence N. 10-37 E. 130 feet to a point in the center line of Altamont Road; thence with Altamont Road the following courses and distances: S. 83-34 E. 9 feet; N. 80-41 E. 100 feet; N. 54-51 E. 100 feet; N. 57-43 E. 100 feet; N. 67-33 E. 100 feet; N. 43-32 E. 100 feet; N. 33-47 E. 100 feet; N. 39-28 E. 100 feet; N. 53-52 E. 100 feet; N. 73-00 E. 100 feet; N. 85-31 E. 100 feet; and S. 70-34 E. 79.2 feet; thence leaving the center line of said Road and running S. 2-19 E. 220 feet to an iron pin; running thence S. 49-48 W. 25 feet to an iron pin; thence S. 10-15 W. 44.3 feet to an iron pin; thence S. 9-34 E. 94.7 feet to an iron pin; thence S. 46-18 E. 115 feet to the center line of Altamont Road; thence with the center line of Altamont Road the following courses and distances: S. 70-36 W. 75 feet; S. 64-31 W. 80.7 feet; and S. 49-41 W. 72 feet to the point of beginning.

ALSO a right-of-way of egress and ingress, said right-of-way being 25 feet in width as shown on the above referenced plat, said 25 feet being west and south of the following line, such line being the easterly and northerly boundary of the right-of-way herein granted: BEGINNING at a point in the center line of Altamont Road and running thence N. 12-26 E. 85.3 feet to a point; N. 32-39 W. 68 feet to a point; N. 68-30 W. 92.6 feet to a point; S. 88-08 W. 139.3 feet to a point; and S. 49-48 W. 25 feet to a point.

THIS being the same property conveyed to Douglas M. Raines and Marcia C. Raines by deed of James W. Campbell Co., Inc., James W. Campbell and Barbara A. Campbell, recorded in the R.M.C. Office for Greenville County on February 17, 1977, in Deed Book 1051 at page 179; and one-half interest conveyed from Douglas M. Raines to Marcia C. Raines on July 26, 1978, recorded in Deed Book 1088 at page 390.

which has the address of Altamont Road Greenville
[Street] [City]
S.C. (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 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.

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