

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

BOOK 1452 PAGE 386

2-1977

MORTGAGE
(Construction)

THIS MORTGAGE is made this 15th day of December, 1978, between the Mortgagor, Gatewood 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 Sixty-Seven Thousand Six Hundred and no/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated December 15, 1978, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on June 1, 1980.

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 December 15, 1978, (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 _____, State of South Carolina:

All that piece, parcel or lot of land, situate, lying and being on the northern side of Heathwood Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 160, Section 4 of a subdivision known as Colonial Hills, plat of which is recorded in the RMC Office for Greenville County in Plat Book WWW, at page 3, and according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 160 and 161, and running thence with the joint line of said lots, N. 11-40 W., 155.35 feet to an iron pin; running thence N. 78-16 E., 118.75 feet to an iron pin at the joint rear corner of Lots 159 and 160; running thence with the joint line of said lots, S. 13-45 E., 150.75 feet to an iron pin on the northern side of Heathwood Drive; running thence with the northern side of said Drive, N. 76-15 W., 124.5 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Robert M. Love and Faye C. Love, of even date, to be recorded herewith

(See Attachment)
Derivation:

which has the address of Lot 160, Sec. 4, Colonial Hills and Lot 34, Imperial Hills
Greenville, 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, 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.

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