

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE (Construction)

THIS MORTGAGE is made this 8th day of June,
1979, between the Mortgagor, PIEDMONT BUILDERS SUPPLY, 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 Seventy Thousand and no/100ths
Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated June 8th, 1979, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on December 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 Bor-
rower dated June 8th, 1979, (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, with all buildings and improvements
thereon, situate, lying and being on the northern side of Windfield Road, in
the City of Greenville, Greenville County, South Carolina, being known and
designated as Lot No. 14 as shown on a plat entitled WINDFIELD HEIGHTS, made
by Dalton & Neves, dated April, 1955, recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book EE at page 102 and having according to
said plat the following metes and bounds, to-wit:

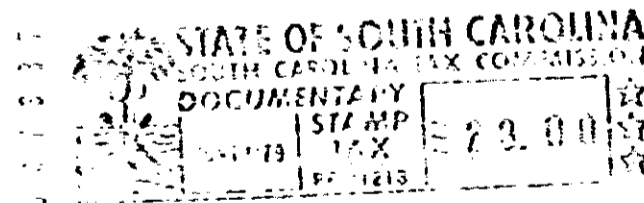
BEGINNING at an iron pin on the northern side of Windfield Road at the joint
front corner of Lots Nos. 14 and 15 and running thence along the common line
of said lots, N. 20-17 W., 200 feet to an iron pin; thence N. 69-43 E., 210
feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; thence
along the common line of said lots, S. 20-17 E., 200 feet to an iron pin on
the northern side of Windfield Road; thence along the northern side of Windfield
Road, S. 69-43 W., 210 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of Lawrence Lee
Maxwell to be recorded simultaneously herewith.

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Derivation:



which has the address of 47 Windfield Drive Greenville
[Street] [City]
South Carolina (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, 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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