

RECORDED
GREENVILLE CO. S. C.
JUL 18 4 52 PM '79
WIE S TANKERSLEY
R.H.C.

MORTGAGE

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THIS MORTGAGE is made this 18th day of July 1979, between the Mortgagor, VENTURE BUILDERS, a General Partnership (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, S. C. (herein "Lender").

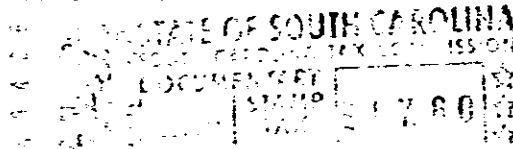
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FOUR THOUSAND (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2005

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, and (b) 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 lot of land, situate, lying and being on the northern side of Connemara Place, Greenville County, South Carolina, being shown and designated as Lot 65 on a Plat of HERITAGE LAKES Subdivision, prepared by Heanes Engineering Co., Inc. revised October 20, 1977, recorded in the RMC Office for Greenville County in Plat Book 6-H, at Pages 16-19, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Connemara Place, joint front corner of Lots 65 and 66, and running thence with the common line of said Lots, N 03-26-44 W, 191.60 feet to an iron pin; thence with the rear line of Lot 65, N 84-13-12 E, 97.47 feet to an iron pin, joint rear corner of Lots 64 and 65; thence with the common line of said Lots, S 06-37-35 E, 174.34 feet to an iron pin on the northern side of Connemara Place; thence with said Place, S 65-56-16 W, 18.64 feet to an iron pin; thence continuing with said Place, S 12-29-59 W, 114.51 to an iron pin, the point of beginning.

This is a portion of the property conveyed to the Mortgagors herein by deed of Comfortable Mortgages, Inc., dated July 18, 1979, to be recorded simultaneously herewith.



which has the address of Lot 65, Connemara Place Simpsonville, S. C. 29681 (herein "Property Address");

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 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 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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