

FILED
GEORGETOWN, S. C.

BOOK 1498 PAGE 411

MORTGAGE

MAR 18 3 45 PM '80

THIS MORTGAGE was made this 18th day of March 1980, between the Mortgagor, Associated Builders & Developers, Inc.

(herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1981;

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 piece, parcel or lot of land, with buildings and improvements thereon, or to be constructed thereon, situate, lying and being on the Southeastern side of Brentwood Way, in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 136 on a Plat of Brentwood, Section III, made by Piedmont Engineers & Architects, dated November 15, 1973, recorded in the RMC Office for Greenville County, SC, in Plat Book 5-D, page 42, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Brentwood Way at the joint front corner of Lots Nos. 136 and 137 and running thence with the common line of said Lots S. 28-06 E., 182.1 feet to a point in the center line of a creek; thence with the creek as the line, the traverse line of which is N. 61-47 E., 115.1 feet to an iron pin at the joint rear corner of Lots Nos. 135 and 136; thence with the common line of said Lots N. 32-47 W., 185.2 feet to a point on Brentwood Way; thence with the southern side of Brentwood Way S. 60-29 W., 100 feet to the point of beginning.

This is the same property conveyed to Mortgagor herein by deed of Rackley, Builder-Developer, Inc. to be recorded herewith.

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which has the address of Lot 136 Brentwood Way, Simpsonville, SC 29681
(Street) (City)
(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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