

... UU
DONNIE S. TANNERSLEY
R.M.C.

BOOK 1498 PAGE 598

2-1977 GR... FILED
... CO. S. C.

MAR 21 2 32 PM '80

DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE (Construction)

THIS MORTGAGE is made this 21st day of March,
1980, between the Mortgagor, Williams Street Development Corporation,
(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-six thousand five
hundred fifty and No/100ths----- Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated March 21st, 1980, (herein "Note"),
providing for monthly installments of interest, with the principal 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, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated March 21st, 1980, (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 certain piece, parcel or lot of land, with all improvements
thereon or hereafter to be constructed thereon, situate, lying and
being in the State of South Carolina, County of Greenville, being
shown and designated as Lot No. 30 on Plat of Dove Tree Subdivision,
prepared by Piedmont Engineers and Architects, dated September 18,
1972 and revised March 29, 1973, recorded in the RMC Office for
Greenville County in Plat Book 4-X at Pages 21-23, being described
according to said plat and a more recent plat for Williams Street
Development Corporation by Carolina Surveyors, dated March 20, 1980,
more particularly, to-wit:

BEGINNING at an iron pin on the cul-de-sac of Rosebay Drive at the
joint front corner of Lots 29 and 30 and running thence N. 60-55 E.
187.5 feet to an iron pin; thence along the rear line of said lot
N. 52-07 W. 124.7 feet to an iron pin; thence continuing with the
rear of said lot S. 69-41 W. 100.0 feet to an iron pin; thence with
the joint line of Lots No. 30 and 31 S. 16-39 W. 142.0 feet to an
iron pin on Rosebay Drive; thence with the curve of said Drive the
following courses and distances: N. 63-35 E. 35.0 feet; thence
S. 72-24 E. 40.0 feet to an iron pin, the point of beginning.

Derivation: This being part of the same property conveyed to the Mortgagor
herein by Deed of Gaine Company, Inc., dated May 4, 1979 and recorded
May 7, 1979 in Deed Book 1101 at Page 924, in the RMC Office for Greenville
County, which has the address of Lot No. 30 Dove Tree Subdivision, Rosebay Drive,
Greenville County SC (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.

150

4328 RV-2