

RECORDED  
S. C.  
JUN 22 PM '80

# MORTGAGE

BOOK 1506 PAGE 44

THIS MORTGAGE was made this 25th day of June 1980, between the Mortgagor, Balentine Brothers Builders, Inc.

(herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Seven Thousand One Hundred and No/100 (\$47,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated 25 June 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 1 August 2010

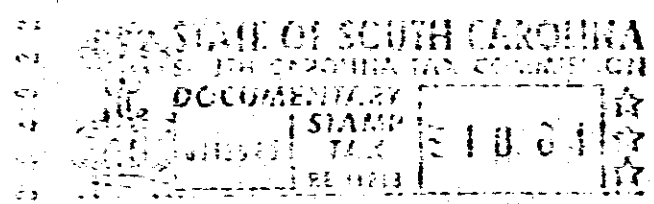
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, at the northwesterly intersection of Strange Road and Huntley Castle Court, being shown and designated as Lot No. 145, on plat of Gray Fox Run, Section 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book "7 C", at Page 58, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Huntley Castle Court, joint front corner of Lots Nos. 144 and 145 and running thence with the joint lines of said lots, N. 2-17 E. 150 feet to an iron pin; thence S. 87-04 E. 122.30 feet to an iron pin on the westerly side of Strange Road; thence with the westerly side of Strange Road, S. 1-15 W. 124.34 feet to an iron pin at the northwesterly intersection of Strange Road and Huntley Castle Court; thence with said intersection S. 46-55 W. 34.94 feet to an iron pin on the northerly side of Huntley Castle Court; thence with the northerly side of Huntley Castle Court, N. 87-24 W. 100 feet to an iron pin, the point of BEGINNING.

The within is a portion of that property heretofore conveyed to the mortgagor by deed of Threatt Enterprises, Inc., recorded 20 June 1979, RMC Office for Greenville County, S. C., in Deed Book 1105, at Page 176.

MORTGAGEE'S MAILING ADDRESS: 201 Trade Street, Fountain Inn, South Carolina 29644.



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which has the address of Lot No. 145, Gray Fox Run, Section 2, Intersection Strange Road and Huntley Castle Court, Greenville County, South Carolina, (City) (State and Zip Code) (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 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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