

FILED  
CO. S. C.  
MAY 6 4 51 PM '81  
DEAN TANNERSLEY  
R.M.C.

# MORTGAGE

BOOK 1540 PAGE 714

THIS MORTGAGE is made this 6th day of May  
1981, between the Mortgagor, Carolina Builders & Realty, Inc.  
(herein "Borrower"), and the Mortgagee, Carolina  
Federal Savings and Loan Association, a corporation organized and existing  
under the laws of the United States of America, whose address is 500 East  
Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand and No/100  
(\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated May 6, 1981 (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on May 6, 1982

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  
in the County of Greenville, State of South Carolina, and being known  
and designated as Lot No. 28, Terrace Gardens Subdivision, according to  
a plat prepared of said subdivision dated August 26, 1959, and which said  
plat is recorded in the R.M.C. Office for Greenville County, South Carolina,  
in Plat Book QQ, at Page 85, and to which said plat reference is craved  
for a more complete description thereof.

The within property is the identical property conveyed to the Mortgagor  
herein by deed of Gazebo, I.C.P.S., Inc., by deed dated October 1, 1980,  
which said deed is recorded in the R.M.C. Office of Greenville County,  
South Carolina, in Deed Book 1134, at Page 673.

OFFICE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 7.50

which has the address of Route 4, Barry Drive, Greer  
(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 improve-  
ments 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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