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FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.**MORTGAGE**
(Construction)

THIS MORTGAGE is made this 22nd day of July, 1981, between the Mortgagor, Brown Properties of S. C., Inc., (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 Forty-nine thousand eight hundred seventy-five and no/100 (49,875.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated July 22, 1981, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on January 1, 1983.

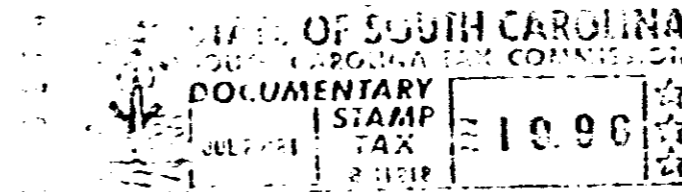
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated July 22, 1981, (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 situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot 2, Henderson Forest Subdivision (formerly Terrydale Subdivision) according to a plat prepared of said subdivision prepared by Campbell & Clarkson, Surveyors, Inc., dated June 9, 1971, and which said plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N, at Page 17, and according to said plat, having the following courses and distances to wit:

BEGINNING at a point on the edge of Glenda Lane (formerly known as McGrady Court), joint front corner with Lot 3 and running thence with the common line with said lot, N 72-23 E 150 feet to a point; thence, S 17-37 E 83 feet to a point, joint rear corner with Lot 1; thence running with the common line with Lot 1, S 72-23 W 150 feet to a point on the edge of Glenda Lane; thence running with the edge of Glenda Lane, N 17-37 W 83 feet to a point on the edge of said road, the point of beginning.

This is the same property conveyed to mortgagor herein by deed of Leonard Carter dated August 1, 1980 and recorded on same date in the RMC Office for Greenville County, South Carolina, in Deed Book 1130 at Page 293.

Derivation:



which has the address of Lot 2, Henderson Forest, Greenville,
[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 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, 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.

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