

GREENVILLE CO. S. C.  
JUL 18 4 52 PM '79  
WIE S. TANKERSLEY  
R.H.C.

MORTGAGE

BOOK 73 PAGE 497  
VOL 1473 PAGE 953

THIS MORTGAGE is made this 18th day of July 1979, between the Mortgagor, VENTURE BUILDERS, a General Partnership, (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FOUR THOUSAND (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on APR 11, 2005

COMMON line of said lots N 03-26-44 W, 191.60 feet to an iron pin; thence with the rear line of Lot 65, N 84-17-42 E, 97.47 feet to an iron pin, joint rear corner of Lots 64 and 65; thence with the common line of said lots S 06-37-35 E, 114.54 feet to an iron pin on the northern side of Connexara Place; thence with said Place, S 65-56-16 W, 18.64 feet to an iron pin; thence continuing with said Place, S 12-29-59 W, 114.54 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Comfortable Mortgages, Inc., dated July 18, 1979, to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX \$17.60  
WIE S. TANKERSLEY  
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FILED GREENVILLE CO. S. C.

which has the address of Lot 65, Connexara Place Simpsonville, S.C. 29681 (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 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 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.

GCTO -----3 JUL 18 79 1185

3.50  
3.50

2.00CT

GCTO -----3 AP 13 81 1499

