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State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

Local Home Builders, Inc. SEND GREETING:

WHEREAS, the said Local Home Builders, Inc.

in and by its certain promissory note, in writing, of even date with these presents is well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the

full and just sum of Fifteen Thousand and No/100 - - - - - (\$ 15,000.00)

Dollars, with interest at the rate of ^{five, (5%)} ~~six, (6%)~~ per centum per annum, to be repaid in instalments of

One Hundred, Five and No/100 - - - - - (\$ 105.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That, the said Local Home Builders, Inc.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to

the said Local Home Builders, Inc. in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwest side of U. S. Super Highway No. 29, in the City of Greenville, shown as Lot 15 on plat of University Park, made by Dalton & Neves, Engineers, November, 1946, recorded in the R. M. C. office for Greenville County, S. C., in Plat Book "P" at page 127, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northwest side of U. S. Super Highway No. 29 at joint front corner of Lots 15 and 16 and running thence along the line of Lot 16, N. 37-34 W. 200 feet to an iron pin on the southeast edge of a 20-foot alley; thence along said alley, N. 52-26 E. 100 feet to an iron pin; thence with the line of Lot 14 and beyond, S. 37-34 E. 200 feet to an iron pin on the northwest side of said Super Highway; thence along the northwest side of said Highway, S. 52-26 W. 100 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to mortgagor corporation by Dora E. Tarte by deed dated August 27, 1951 and recorded in the R. M. C. office for Greenville County in Vol. 440, at page 444."

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