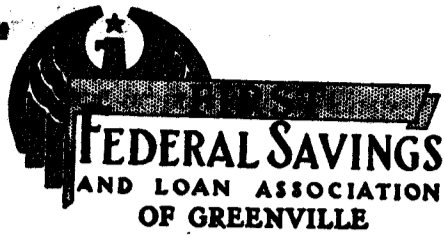


JUN 8 5 03 PM '50



State of South Carolina } MORTGAGE OF REAL ESTATE  
COUNTY OF Greenville

To All Whom These Presents May Concern:

Local Home Builders, Inc. and Talmer Cordell

SEND GREETINGS:

WHEREAS, we the said Local Home Builders, Inc., a corporation with its principal place of business in Greenville, S. C., and Talmer Cordell

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Five Thousand and No/100 - - - - - (\$ 5,000.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of

Thirty-Seven and 91/100 - - - - - (\$ 37.91 ) 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 we, the said Local Home Builders, Inc. and Talmer Cordell 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 us, the said Local Home Builders, Inc. and Talmer Cordell 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 Maryland Avenue near Welcome Road, being known and designated as Lot No. 25 according to Map No. 4 of property of Talmer Cordell made by Dalton & Neves, November, 1949 and recorded in the R. M. C. office for Greenville County in Plat Book X, at page 55, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a pin on the south side of Welcome Road, corner of Lot No. 26, and running thence with the line of Lot No. 26, S. 42-49 E. 176.2 feet to a pin on rear line of Lots Nos. 25 and 26; thence S. 29-17 W. 90 feet to a pin on the rear line of Lot No. 23; thence with the rear lines of Lots Nos. 23 and 24, N. 60-43 W. 66.9 feet to a pin on the east side of Maryland Avenue; thence along the east side of Maryland Avenue to the beginning corner, the following courses and distances: N. 10-02 E. 60 feet; N. 6-28 W. 60 feet; N. 20-14 W. 60 feet to the beginning, 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 a portion of the property conveyed to Local Home Builders, Inc. by H. K. Townes by deed dated January 2, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 399, at page 305, and being a portion of the property conveyed to Talmer Cordell by H. K. Townes by deed dated September 28, 1949 and recorded in the R. M. C. office for Greenville County in Vol. 392, at page 495."