REGULATION NO. 22 COMPLIED WITH

GREENVILLE; CO. S. C.

AFR 12 11 C4 AH '73

DONINE S. TARKERSLEY

BOOK 1272 PASE 329



State of South Carolina

GREENVILLE COUNTY OF_

MORTGAGE OF REAL ESTATE

To All Whom These Presents May

To the triese Presents May Concern:
Nelms Brothers Builders, Inc.
(hereinafter referred to as Mortgagor) (SEND(S) GREETING
WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION O
Twenty-Eight Thousand Four Hundred and No/100ths (\$ 28,400.00
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which notedoes_not_contain
conditions), said note to be repaid with interest as the rate or rates therein specified in installments of
Two Hundred Five and 28/100ths (\$ 205.28) Dollars each on the first day of each of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not soone paid, to be due and payable 29 years after date; and
WHEREAS said note further manufactured and a second

WHEREAS, said note further provides 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the number of collecting said principal due and interest, with costs and approve for proceedings and erals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the

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All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 50 as shown on a plat entitled "Final-Section 1, Forrester Woods" prepared by R. B. Bruce, Registered Surveyor, dated March 14, 1972 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N at Page 78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Gilder Creek, joint front corner of Lot Nos. 50 and 51 and running thence with the line of Lot No. 51 N. 62-24 W. 140 feet to an iron pin, joint rear corner of Lot Nos. 49, 50, 51, and 52; thence along Lot No. 49 N. 27-36 E. 115 feet to an iron pin, joint rear corner of Lot Nos. 47, 48, 49 and 50; thence with the line of Lot No. 47 S. 62-24 E. 140 feet to an iron pin on the Northwest side of Gilder Creek, joint front corner of Lot Nos. 47 and 50; thence along the Northwest side of Gilder Creek S. 27-04 W. 115 feet to the point of beginning.