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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1298 PAGE 356

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:**MORTGAGE**
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IMPERIAL CONSTRUCTION CO., INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by

reference, in the sum of Thirteen Thousand, Six Hundred and 00/100-----DOLLARS (\$ 13,600.00), with interest thereon from date at the rate of Eight *Note per centum per annum, said principal and interest to be paid as therein stated, and

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

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

January 1, 1994

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, Town of Fountain Inn, being known and designated as Lot 81 on a Plat of Kings Court, prepared by R. B. Bruce, Surveyor, dated September 4, 1973, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X, Page 78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of North Kings Drive, joint front corner of Lots 81 and 82 and running thence with the line of Lot 82, S. 14-22 W., 157.1 ft. to an iron pin; thence N. 78-25 W., 80 ft. to an iron pin; thence with the line of Lot 80, N. 14-21 E., 163.6 ft. to an iron pin on the Southwesterly side of North Kings Drive; thence with the edge of said Drive, S. 73-49 E., 80 ft. to the point of beginning.

* Interest rate is subject to escalation provisions as set forth in Note.

ACKNOWLEDGED:

IMPERIAL CONSTRUCTION CO., INC.

BY:

Dee A. Smith
Dee A. Smith, PresidentCharles E. Butler
Charles E. Butler, Sec.-Treas.