

FILED
GREENVILLE CO. S.C.

1007-702



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

4-D Builders, Corp.

(Hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of **Forty Four Thousand and No/100-----** \$ 44,000.00)

Does not contain Dollars as evidenced by Mortgagor's promissory note of even date herewith which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest at the rate or rates therein specified in installments of **Three Hundred Forty and 90/100-----** \$ 340.90) Dollars each on the first day of each month hereafter in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest computed monthly on unpaid principal balances, and then to the payment of principal with the last payment if not sooner paid, to be due and payable **29** years after date, and

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 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 (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sell and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

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**, on the eastern side of **Honey Bee Lane** being shown and designated as **Lot No. 16** on a plat of **Pebble Creek, Phase I** by **Enwright Associates** dated **September 17, 1973** recorded in the **RMC Office for Greenville County, South Carolina** in **Plat Book 5-D, page 5** and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Honey Bee Lane, joint front corner of Lots Nos. 16 and 17 and running thence with the common line of said lot, S. 82-20 E. 162.81 feet to an iron pin; thence with the rear line of Lot No. 7, S. 0-14 E. 112.0 feet to an iron pin; thence with the common line of Lots Nos. 15 and 16, N. 86-37 W. 166.99 feet to an iron pin on the eastern side of Honey Bee Lane; thence with the eastern side of Honey Bee Lane, N. 1-51 E. 104.0 feet to an iron pin; thence continuing with the eastern side of Honey Bee Lane, N. 4-24 E. 20 feet to an iron pin, the point of beginning.

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