

State of South Carolina

COUNTY OF

GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

4-D BUILDERS CORP.

(hereinafter referred to as Mortgagor) - SEND(S) GREETINGS:

WHEREAS, the Mortgage is well and truly exhibited unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagor) in the full and true sum of

Thousand Six Hundred and no/100ths ----- \$ 37,600.00 )

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 then specified in installments of

Two Hundred

Ninety-five and 81/100ths ----- \$ 295.81 ) Dollars each on the first day of each

month thereafter, 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 balance, and then to the payment of principal with the last payment if not sooner paid, to be due and payable 30 years after date, and

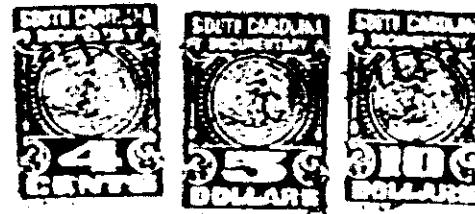
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagor, or any stipulation set out in this mortgage, the whole amount the 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 legal and extra legal and costs 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 Mortgagor 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 no further sum which may be advanced to the Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid to the Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released unto these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns, the following described real estate

All that certain piece, part, 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 northeastern side of Morgan Court, being shown and designated as Lot No. 25 on a plat of RIVER DOWNS, made by Piedmont Engineers, Architects and Planners, dated July 17th, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-R, page 75, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Morgan Court at the joint front corners of Lots Nos. 25 and 26 and running thence with the common line of said lots, N. 56-52 E., 243.36 feet to an iron pin; thence S. 34-15 E., 85.0 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; thence with the common line of said lots, S. 45-54 W., 259.44 feet to an iron pin on the northeastern side of Morgan Court; thence with the northeastern side of Morgan Court, N. 38-00 W., 23.0 feet to an iron pin; thence continuing along the northeastern side of Morgan Court, N. 28-00 W., 50.0 feet to an iron pin; thence along the northeastern side of Morgan Court, N. 26-33 W., 62.0 feet to an iron pin, the point of beginning.



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