



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) SENDS GREETINGS:

WHEREAS, the Mortgagee as 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 **Thirty-seven**

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

does not contain

Dollars as evidenced by Mortgagee's promissory note of even date herewith, which note provides 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 **Two Hundred**

Ninety-five and 81/100ths ----- \$ 295.81) 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 **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 just 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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee'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 Mortgagee'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, sold, 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, being 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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