

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1355 PAGE 416

To All Whom These Presents May Concern:

UNITED BUILDERS, INC., a South Carolina Corporation
(hereinafter called mortgagor)

SEND GREETING:

Whereas, _____, the said mortgagor
in and by _____ a certain promissory _____ note in writing, of even date with these
Presents, is well and truly indebted to JOHN CROSLAND COMPANY, a North
Carolina Corporation (hereinafter called mortgagee)
in the full and just sum of TWENTY-ONE THOUSAND, EIGHT HUNDRED and No/100
Dollars (\$21,800.00), to be paid according to the terms of a promissory note of
even date herewith to which note reference is specifically made,

~~with interest thereon from~~
~~at the rate of xxx per centum per annum to be computed and paid~~ with final payment of
principal due six (6) months from the date of the note
until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and
unpaid, the whole amount evidenced by said note to become immediately due, at the option of the
holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its
maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity
it should be deemed by the holder thereof necessary for the protection of his interests to place and
the holder should place the said note or this mortgage in the hands of an attorney for any legal
proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses
including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness,
and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that _____, the said mortgagor
_____, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to _____, the said mortgagor
_____, in hand well and truly paid by the said mortgagee

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted,
bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said
mortgagee, its successors and assigns, the premises hereinbelow described:

All of those tracts or parcels of land located in Greenville County, South Carolina,
being more fully described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to all restrictions, setback lines, roadways, ease-
ments and rights of way affecting the above described property.

The mortgagee hereby agrees to release each of the lots described in Exhibit "A"
attached hereto from the lien of this mortgage upon payment to it of a release
price for each lot equal to the contract price indicated beside the lot number on
Exhibit "B" attached hereto and made a part hereof less Two Thousand (\$2,000.00)
Dollars.

Any default in the performance of all of the terms and conditions of any first
mortgage on the lots described in Exhibit "A" attached hereto or in any of
mortgagor's other obligations to mortgagee, shall likewise constitute a de-
fault under the terms of this mortgage.

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