

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:      DISTINCTIVE HOMES, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 Seventy One Thousand and 00/100-----

DOLLARS (\$ 71,000.00-----), with interest thereon as provided in said promissory note, 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,

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 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 on the northeasterly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 31 of plat of Meyers Park Sub-division, Section 2, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Forest Lane at the joint front corner of Lots 30 and 31 and running thence along the line of Lot 31, N. 55-17 W. 68 feet to an iron pin; \*thence N. 9-15 W. 35.41 feet to an iron pin; thence N. 35-39 E. 142.98 feet to an iron pin at the joint rear corner of property herein described and property now or formerly of Knollwood Sub-division; thence along the line of Knollwood Sub-division the following courses and distances: S. 63-14 E. 3.26 feet; thence S. 57-40 E. 128.76 feet to an iron pin, the joint rear corner of Lots 30 and 31; thence along the line of Lot 31, S. 33-34 W. 175.14 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of HBA Properties, Inc., said deed being dated March 11, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Book 1052 at Page 957.

\* thence N. 54-10 W. 45.15 feet to an iron pin;