

301 College St., Greenville, S.C.

MAY 0 11 46 AM '78

BOOK 1431 PAGE 345

MORTGAGE OF REAL ESTATE - Office of WILLIAM F. JAMES, Attorney at Law, Greenville, S. C. R.M.C.

STATE OF SOUTH CAROLINA, }
County of Greenville

To All Whom These Presents May Concern:

WHEREAS, United Builders, Inc.

hereinafter called the mortgagor(s), is (are) well and truly indebted to College Properties, Incorporated, hereinafter called the mortgagee(s),

in the full and just sum of Nine Thousand Three Hundred and no/100 (\$9,300.00)-----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: on or before thirty (30) days from date,

~~with interest until~~ ~~at the rate of~~ ~~but not to exceed~~ and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery 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(s) the following described real property:

ALL that certain piece, parcel or lot of land situate, lying and being on the southern side of Bennington Road near the city of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot no. 77 f a Subdivision known as Canebrake I, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D at page 96 and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Bennington Road at the joint front corner of Lots no. 76 and 77 and running thence along the joint line S. 34-44 E. 140.67 feet to an iron pin; running thence N. 58-45 E. 85 feet to an iron pin at the joint rear corner of Lots no. 77 and 78; running thence with the joint line of said lots N. 28-37 W. 136.71 feet to an iron pin on the southern side of Bennington Road; running thence with the southern side of Bennington Road S. 50-52 W. 100.03 feet to an iron pin, point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of College Properties, Inc., dated April 21, 1978, to be recorded herewith.

This mortgage is junior in lien to that certain note and mortgage executed this date by the Mortgagor herein unto First Federal Savings & Loan Association of Greenville, S. C., in the original amount of \$38,950.00, to be recorded herewith.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
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