

FILED
GREENVILLE, CO. S. C.
MAY 16 11 40 AM '78
DGNHIE S. TANKERSLEY
R.M.C.

BOOK 1432 PAGE 70

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: COTHRAN & DARBY BUILDERS, 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 Three Hundred Thousand and No/100 -----

DOLLARS (\$ 300,000.00), 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 southerly side of Sugar Creek Court, near the City of Greenville, S. C., and being designated as Lot No. 90 on Map No. Five Sugar Creek, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, page 2, reference to which plat is craved for the metes and bounds thereof.

ALSO-ALL that certain piece, parcel or lot of land with the improvements thereon lying and being on the westerly side of Briar Creek Road, near the City of Greenville, S.C., and being designated as Lot No. 81 on Map No. Five, Sugar Creek, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, page 2, reference to which plat is hereby craved for the metes and bounds thereof.

ALSO -ALL that certain piece, parcel or lot of land with the improvements thereon lying and being on the easterly side of Briar Creek Road, near the City of Greenville, S. C. and being designated as Lot No. 93 on Map No. Five, Sugar Creek, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, page 2, reference to which plat is hereby craved for the metes and bounds thereof.

ALSO -ALL that certain piece, parcel or lot of land with the improvements thereon lying and being on the easterly side of Briar Creek Road, near the City of Greenville, S. C., and being designated as Lot No. 106 on Map No. Five of Sugar Creek as recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, page 2, reference to said plat is hereby craved for the metes and bounds thereof.

ALSO -ALL that certain piece, parcel or lot of land with the improvements thereon lying and being on the easterly side of Briar Creek Road, near the City of Greenville, S. C., and being designated as Lot No. 350 on Map No. Five of Sugar Creek as recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, page 2, reference to which plat is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the mortgagor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. dated May 10, 1978 to be recorded.

(CONTINUED)

MORTGAGE

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