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FILED
GREENVILLE CO. S. C.
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W. S. TANKERSLEY
R.H.C.

State of South Carolina)

COUNTY OF GREENVILLE and ANDERSON)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

COBB BUILDERS, INC.

(hereinafter referred to as Mortgagor) (SEND) GREETINGS:

WHEREAS, the Mortgagor is 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 **Eighty-four Thousand Four Hundred and No/100**----- (\$ 84,400.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision 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

(\$) 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 **18 mos XXXXXXXXXXXXXXXX** from date.

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past 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 Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor'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 Mortgagor, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee, and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and conveyed, 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, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 180 on plat of Heritage Lake Subdivision (formerly Saddle Horse Farms) recorded in Plat Book 6H, page 15 and having, according to a more recent plat entitled "Property of Cobb Builders, Inc." prepared by R. B. Bruce, dated December 4, 1978, recorded in Plat Book 6Y, page 9, the following metes and bounds, to-wit: BEGINNING at an iron pin on the easterly side of Steeplechase Court, joint front corner of Lots 179 and 180 and running thence N 89-17-17 E 198.40 feet to an iron pin; thence turning and running along the line of property herein described and property shown as Tract B S 1-49-58 E 110.00 feet to an iron pin, joint rear corner of Lots 180 and 181; thence turning and running along the common line of Lots 180 and 181 S 89-17-17 W 198.40 feet to an iron pin on the easterly side of Steeplechase Court; thence running with the right of way of Steeplechase Court N 1-49-58 W 110.00 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Comfortable Mortgages, Inc., to be recorded herewith.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Anderson, being shown and designated as Lot No. 39 on plat of Brushy Creek Estates prepared by Robert R. Spearman, Surveyor, dated December 6, 1976, revised March 17, 1977, recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 82, page 401, and having, according to a more recent survey entitled "Foundation Survey for Cobb Builders, Inc." dated December 4, 1978, prepared by Robert R. Spearman, recorded in Plat Book 84, page 763, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Stone Hedge Court, joint front corner of Lots 39 and 40 and running thence along the common line of said lots N 49-36 W 192.5 feet to an iron pin; thence turning and running along the common line of Lots 36 and 39 N 45-49 E 160.0 feet to an iron pin; thence turning and running along the common line of Lots 39 and 38 S 46-37 E 178.9 feet to an iron pin on the northerly side of Stone Hedge Court; thence turning and running with the right of way of Stone Hedge Court S 40-52 W 150.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Norman S. Garrison, Inc., to be recorded herewith.

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