Mortgagee's mailing address: 301 College St., Greenville, S. C. 29601

GREENVILLE S. C.
FILED
9 11 AM '80
DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Heritage Homes, Inc.

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

Ninety Six Thousand and 00/100---------- ($ 96,000.00)

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 [illegible] monthly according to the terms of Note of even date [illegible] paid, to be due and payable one (1) years after date; and

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 collaterals 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's account, and also in consideration of the sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, 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,

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 8 of a subdivision known as Stratton Place, according to a Plat thereof prepared by Piedmont Engineers, Architects, Planners, dated July 10, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-R, at Pages 36 and 37, and being more fully shown on a plat entitled "Property of Heritage Homes, Inc.", dated March 26, 1980, prepared by Carolina Surveying Co., Inc. and recorded in the RMC Office for Greenville County in Plat Book [illegible], at Page _____, and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Coventry Road at the joint front corner of Lots Nos. 7 and 8 and running thence with the joint line of said lots, N. 31-30 E. 153.3 feet to an iron pin in the rear line of Lot No. 5; running thence with the rear line of Lot No. 5, S. 68-37 E. 92.1 feet to an iron pin at the corner of Lot No. 4; running thence with the rear line of Lot No. 4, S. 69-15 E. 34.8 feet to an iron pin; running thence with the joint line of Lot No. 8, S. 31-30 W. 176.0 feet to an iron pin on the northern side of Coventry Road; running thence with the northern side of Coventry Road, N. 58-30 W. 125.0 feet to the point of beginning.

This being a portion of the same property conveyed to the mortgagor by deed of Blanche Eugenia Hudson, dated and recorded April 20, 1978 in the R.M.C. Office for Greenville County in Deed Book 1077, at Page 467.

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