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APR ZE 3 64 AM 'ME FIRST DONNIES TANKERSLEY OF GREENVILLE

State of South Carolina

COUNTY OF....

GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Metro Builders, Inc., a South Carolina Corporation

..... (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

One Hundred Ninety-five Thousand and No/100-----

195,000.00

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:

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ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Parcel "A" and Parcel "B" on plat of "CREEK VILLAS" recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book A at page 19. Parcel "A" containing 2.68 acres and Parcel "B" containing 0.56 acres.

This is a portion of the same property conveyed to Metro Builders, Inc. by Pebblepart, Ltd. a South Carolina Partnership, by deed of even date, recorded herewith.

The Mortgagor hereof is developing the property covered hereby as condominium units. The mortgagor reserves the right to have released from the lien of this mortgage any of said units constructed thereon upon the payment to the Mortgagee of \$10,500.00.

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