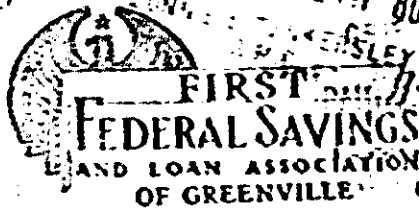


FILED
GREENVILLE CO. S. C.
JAN 7 4 28 PM '90
DONN STANTERSLEY
RMC



MORTGAGE OF REAL ESTATE 1980

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

CORB BUILDERS, INC.

(Hereinafter referred to as Mortgage) (SEND(S) GREETINGS:

WHEREAS, the Mortgage as well and truly indited into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgage) in the full and just sum of Twenty-five Thousand and No/100 ----- (\$ 25,000.00) -----

Dollars as evidenced by Mortgage'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 \$/A -----

month hereafter, in advance, and 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 1 year after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be just 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 Mortgage, 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 Mortgage may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose.

NOW KNOW ALL MEN, that the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced to the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the making of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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, being, and lying in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 58 on plat of Chestnut Hills No. 1, which is recorded in the REC Office for Greenville County, in Plat Book QQ page 53 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at a point on the northern side of Kathryn Court, said point being the joint front corner of Lots 58 and 59 and said point being 250.5 feet from the curve of the intersection of Bear Grass Drive and Kathryn Court and running thence N 14-04 E 191 feet to a point on a branch; thence with said branch N 33-47 W 15.5 feet to a point; thence N 49-37 W 68.5 feet; thence N 65-37 W 31.1 feet to a point; thence S 9-33 W 251 feet to a point on the north side of Kathryn Court; thence with the north side of Kathryn Court S 79-58 E 80 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed to be recorded herewith from Sandra Ellison Bost.