

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

LOUIS BUILDERS, 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 Mortgagoe) in the full and just sum of

Fifty-one Thousand and 00/100 -----(\$ 51,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain equal quarterly

conditions), said note to be repaid with interest as the rate or rates therein specified in XXXXXXXXXXINSTALL ments COmmencing on April 23, 1978 and continuing on the 23rd day of each successive quarter thereafter until paid in full, all principal, for each successive and day when a continuing on the 23rd day of each successive quarter thereafter until paid in full, all principal, for each successive and day when a continuing on the 23rd day of each successive quarter thereafter until paid in full, all principal, for each successive and day when a continuing on the continuing of each successive quarter thereafter until paid in full, all principal, for each successive and which we want when we will be a continued in the continuing of the con

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 Mortgagoe 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 Mortgagoe at and before the scaling 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 Mortgagoe, 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, bying and being in the State of South Carolina, County of Greenville, City of Greenville, on Rockwood Drive, being shown and designated as Lot No. 7 on Plat of Meyers Park, Section 1, Amended, dated December 7, 1976, prepared by C. O. Riddle, R.S., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-P, at Page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of Lot No. 8 S. 68-42 E. 149.25 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8 in the line of property now or formerly designated as Rockwood Park Sbudivision; thence with the line of property now or formerly designated as Rockwood Park Subdivision N. 7-59 E. 171.98 feet to an iron pin at the joint rear corner of Lots Nos. 6 and 7; thence with the line of Lot No. 6 S. 87-41 W. 144.8 feet to an iron pin on the eastern side of Rockwood Drive; thence with the eastern side of Rockwood Drive S. 9-24 W. 111.74 feet to the point of BEGINNING.

ALSO: ALL that piece, parcel and lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on Forest Lane, being shown and designated as Lot No. 32 on Plat of Meyers Park, Section Two, Amended, dated November 10, 1976, prepared by C. O. Riddle, R.S., and recorded in the RMC Office for Greenville County, S.C. in Plat Book 5-P, at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Forest Lane at the joint front corner of the premises herein described and property now or formerly designated as Knollwood Subdivision and running thence with the southern side of Forest Lane the following courses and distances: S. 35-40 W. 97.69 feet to an iron pin; S. 71-08 W. 43.69 feet to an iron pin at the joint front corner of Lots Nos. 32 and 33; thence with the line of Lot No. 33 N. 34-43 W. 209.65 feet to an iron pin in the line of property now or formerly designated as Sunset Hills; thence with the line of property now

Continued on attached Page marked Schedule A

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