COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

LRSLEYO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PERRY R. EICHOR AND DONNA M. EICHOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto BUILDERS AND DEVELOPERS, INC.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THREE THOUSAND NINE HUNDRED AND NO/100-----

In 24 monthly installments of interest only at \$42.25

per month with the first payment being due on 7-15-80

and due on the same date of each month thereafter until

with payment in full of principal on or before 6-15-82

with interest thereon from date at the rate of THIRTEEN centum per annum, to be paid MONTHLY

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or fer the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforessic debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery 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:

"ALL that certain piece, parcel or let et land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 233, Section V, Sheet 2, of subdivision known as Poinsettia said subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said subdivision being recorded in the RMC Office for Greenville County in Plat Book 5P, Page 34. A more particular description of said above numbered lot may be had by reference to said plat.

This is the identical property conveyed to the mortgagors by deed of Builders and Developers, Inc. to be recorded on even date herewith.

This mortgage is second and junior in lien to that certain mortgage held by Heritage Federal Savings & Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1486, Page 529 and having a current balance of \$65,600.00 of which the mortgagors herein have assumed on even date herewith.

Together with all and singular rights, members, herditaments, and appurtements to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unite the Mortgagee, its hairs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right hand is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all tiens and encumbrances except as provided herein. The Mortgagor Further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and egainst the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.

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