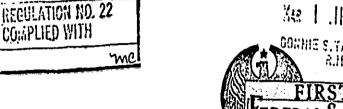
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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Cothran & Darby Builders, Inc.	
	(hereinafter referred to as Mortgagor) (SEND(S) CREETINGS:
WHEREAS, the Mortgagor is well and truly indebted GREENVILLE, SOUTH CAROLINA (hereinafter referred to	unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF as Mortgagee) in the full and just sum of Forty Four Thousand
Seven Hundred Fifty and No/100	(\$_44,750,00)
Dollars, as evidenced by Mortgagor's promissory note of annual	date herewith, which notedoesnotcontain
conditions), said note to be repaid with interest as the rate of	or rates therein specified in installments ofThreeHundred
Fifteen and 82/100	est has been paid in full, such payments to be applied first to the payment and then to the payment of principal with the last payment, if not sooner

.. 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 Mortgagor 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 Mortgagor 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:

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, on the southerly side of Merrifield Court, near the City of Greenville, S. C., being known and designated as Lot No. 104 on plat entitled 'Final Plat Revised, Map No. 2, Foxcroft, Section II," as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, pages 36 and 37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin the southerly side of Merrifield Court, said pin being the joint front corner of Lots 103 and 104, and running thence with the common line of said lots S 7-29 W 199.7 feet to an iron pin the joint rear corner of Lots 103 and 104; thence S 83-00 E 93 feet to an iron pin the joint rear corner of Lots 104 and 105; thence with the common line of said lots N 13-58 E 188.1 feet to an iron pin on the southerly side of Merrifield Court; thence with the southerly side of Merrifield Court N 74-34 W 57.5 feet to an iron pin; thence continuing with Merrifield Court N 78-13 W 57.5 feet to an iron pin, the point of beginning.