

GREENVILLE CO. S.C.

1987 APR 13 4 08 PM

GREENVILLE S.C.

BOOK 1453 PAGE 208
P. O. Box 10121
Greenville, S. C. 29603

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COTHRAN & DARBY BUILDERS, INC.
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventy Five Thousand Six Hundred and No/100 -----
DOLLARS (\$ 75,600.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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

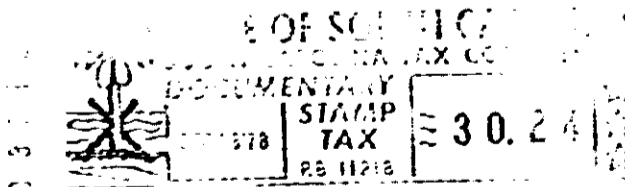
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid 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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northeasterly side of Cliffwood Lane, and being designated as Lot 356 on Map #6 of Sugar Creek as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6H, page 63, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Cliffwood Lane, joint front corner of Lots 355 and 356 and running thence along Cliffwood Lane S. 37-22 W. 123.17 feet to an iron pin; thence N. 36-05 E. 156.48 feet to an iron pin in the rear line of Lot 90 as shown on Map #5 of Sugar Creek; thence N. 37-22 W. 78.6 feet to an iron pin, joint rear corner of Lots 355 and 356; thence along the common line of said lots S. 52-38 W. 150 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. of even date herewith to be recorded.



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MORTGAGE

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