



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

4-D BUILDERS CORP.

(hereinafter referred to as Mortgagee) SENDS GREETINGS:

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and true sum of Twenty-two

Thousand Four Hundred and no/100ths ----- (\$ 22,400.00)

Dollars as evidenced by Mortgagee'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 provide 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 One Hundred

Eighty-one and 49/100ths ----- \$ 181.49 Dollars each on the first day of each

month hereafter in advance, until 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 29 years after date, and

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 Mortgagee 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 by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in full and truly paid by the Mortgagee, and before the signing 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, lying and being in the State of South Carolina, County of Greenville, on the southern side of Cinderella Lane, being shown and designated as Lot No. 16 on a plat of ENCHANTED FOREST, made by Carolina Engineering and Surveying Company, dated February 18th, 1963, recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, page 123, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cinderella Lane at the joint front corner of Lots Nos. 16 and 17 and running thence with the common line of said lots, S. 28-02 W., 160.0 feet to an iron pin in the line of property now or formerly belonging to Burdine; thence along the Burdine line, S. 61-56, 70.9 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16; thence along the common line of said lots, N. 33-10 E., 160.1 feet to an iron pin on the southern side of Cinderella Lane; thence along the southern side of Cinderella Lane, N. 61-58 W., 85.5 feet to an iron pin, the point of beginning.



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