

STATE OF SOUTH CAROLINA
County of GREENVILLE

) Address: P. O. Box 17666, Greenville, SC 29606
) MORTGAGE OF REAL ESTATE
)

VOL 1690 PAGE 101

This MORTGAGE is dated _____ November 15 _____, 1984.

The "MORTGAGOR" referred to in this Mortgage is Heritage Homes, Inc.

The "MORTGAGEE" is Greenville National Bank, P.O. Box 17666, Greenville, South Carolina, 29606

The "NOTE" is a note from Heritage Homes, Inc.

to Mortgagee in the amount of \$ Fifty Thousand and no/100 (\$50,000), dated 11/15, 1984.

The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note

is _____ 19____. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 50,000.00, plus interest, attorney's fees, and court costs incurred in collection of amounts due hereunder, expenditures by Mortgagee under paragraph 5 below, and advances by Mortgagee under paragraph 10 below. Interest due pursuant to the Note will accrue daily, and will be paid quarterly, beginning February 15, 1985.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any future advances made under paragraph 13 below; (c) expenditures by Mortgagee under paragraph 5 below; (d) any advances of funds by Mortgagee under paragraph 10 below; and (e) attorney's fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property (hereinafter referred to as the "Property"):

ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 138 through 151, the western 1/2 of Lot 152, streets shown as Breton Drive and Breton Court (less portion previously conveyed to owner of Lot 153) as are more fully shown on a plat and topographical survey for Southland Properties, prepared by Piedmont Engineers, Architects, dated January 10, 1974, revised March 25, 1974, and having such metes and bounds as are shown thereon.

The reference to Breton Drive and Breton Court herein shall not be deemed a dedication of the same to the public.

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 82 of a subdivision known as Addition to Stratton Place, according to a plat thereof prepared by Piedmont Engineers, Architects-Planners, dated May 1, 1978, and recorded in the R.M.C. Office for Greenville County in Plat Book 6-H, at Page 54, and having such metes and bounds as are shown thereon.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 of a subdivision known as Stratton Place, according to a plat thereof prepared by Piedmont Engineers, Architects-Planners, dated July 10, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Pages 36 and 37, and having such metes and bounds as are shown thereon.

This being a portion of the same property conveyed to the mortgagor by deed of Blanche Eugenia Hudson, dated April 20, 1978, and recorded in the R.M.C. Office for Greenville County, on April 20, 1978, in Deed Book 1077, at Page 467.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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