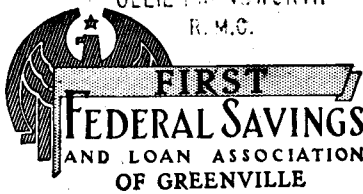


FEB 13 3 07 PM 1967

OLLIE BARNWORTH
R. M. C.

BOOK 1050 PAGE 135



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Poinsett Home Builders, Inc., a South Carolina corporation, with its principal place of business in Greenville, S. C. (hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor 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 just sum of

Eight Thousand and No/100----- (\$ 8,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Ninety-One and 86/100----- (\$ 91.86)
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 10 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 such 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 Mortgagee 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 Mortgagee 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:

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, in Gantt Township, being known and designated as Tract No. 3 and a portion of Tract No. 2 of property of J. A. Simpson according to a plat prepared by C. C. Jones & Associates, Engineers, April 21, 1955 and recorded in the R. M. C. Office for Greenville County in Plat Book II, at page 20, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of the Greenville-Piedmont Highway, U. S. Highway No. 29, at the joint front corner of Tracts Nos. 3 and 4; running thence along the line of Tract No. 4, N. 71-30 W. 470.3 feet, more or less, to a point in the center of the C. & W. C. Railroad track; running thence along the center of said railroad as a line, N. 5-34 E. 288.6 feet to a point; and running thence along a new line through Tract No. 2, S. 71-30 E. 535 feet to a point on the western side of said highway; and running thence along the western side of said highway; S. 18-30 W. 35 feet to the joint front corner of Tracts Nos. 2 and 3; running thence still with the western side of said highway, S. 18-30 W. 247 feet to the point of beginning; being the same conveyed to the mortgagor corporation by John T. Langston, Jr. by deed dated December 13, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Vol. at Page

PAID, SATISFIED AND CANCELLED

First Federal Savings and Loan Association
of Greenville, S. C.

Vice President

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Witness

SATISFIED AND CANCELLED OF RECORD

DAY OF 19

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT O'CLOCK M. NO.