

4:41 P.M.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jack E. Shaw 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 ---THIRTY ONE THOUSAND THREE HUNDRED AND NO/100-----

DOLLARS (\$ 31,300.00), with interest thereon from date at the rate of Six & three-fourths (with the provision that the interest rate may be increased) per centum per annum, 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, October 1, 1994.

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 west side of Donington Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 75 on a plat of Kingsgate recorded in the RMC Office for Greenville County in Plat Book WWV, at Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Donington Drive, joint front corner of Lots 77 and 75, and running thence along the common line of said Lots S. 77-48 W. 178.8 feet to a point in rear line of Lot 73, joint rear corner of Lots 77 and 75; thence N. 16-50 W. 120.0 feet to point in rear line of Lot 30, joint rear corner of Lots 75 and 31; thence along the common line of said Lots N. 77-35 E. 132.25 feet to a point on the west side of Donington Drive, joint front corner of Lots 75 and 31; thence along the west side of Donington Drive S. 14-45 E. 120.0 feet to the point of beginning.