REGULATION 110. 22 GREENVILLE: CO. S. C.

COMPLIED WITH TO 27 | 49 PH 172

R.M.C.

FIRST

AND LOAN ASSOCIATION
OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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To All Whom These Presents May Concern:

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 inunciliately 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 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 purposes.

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 Mortgagoe 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, being shown as 1.736 acres on plat entitled "Property of Bessie Mae P. Greene, et al.", prepared by C. O. Riddle, dated July 7, 1972, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northern side of Edwards Road and running thence N. 8-26 W. 198.7 feet; thence S. 84-58 W. 124.6 feet; thence N. 3-06 W. 47.6 feet; thence N. 42-16 E. 367.1 feet; thence S. 7-10 E. 451.5 feet to an iron pin on the North side of Edwards Road; thence along the north side of Edwards Road, S. 69-01 W. 158.05 feet to the beginning corner; being the same conveyed to the mortgagor corporation by W. Heyward Greene, as Trustee for Bessie Mae P. Greene by deed of even date, to be recorded herewith.

ALSO: All that certain piece, parcel, or tract of land in Butler Township, on the north side of Edwards Road, as shown on plat of property of W. H. Greene prepared by C. O. Riddle, R. L. S., December 4, 1961, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Edwards Road at the corner of property now or formerly owned by Virginia P. LaBoon, and running thence with the LaBoon line, N. 3-30 W. 242.1 feet to an iron pin; thence N. 86-01 E. 124.9 feet to an iron pin; thence S. 8-43 E. 198.7 feet to an iron pin on the north side of Edwards Road; thence along the north side of said road, S. 69-11 W. 150 feet to the beginning corner, containing 0.70 acres, more or less; being the same conveyed to the mortgagor corporation by W. Heyward Greene and Maggie M. Greene by deed of even date, to be recorded herewith.

This mortgage is given in connection with a construction loan, and it secures a promissory note which provides, among other things, for quarterly interest payments, the principal payable in full on or before two (2) years from date.