

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
APR 21 1 52 PM '87
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1538 PAGE 826

MORTGAGE OF REAL ESTATE
(CORPORATION)

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Metro Builders, Inc., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto Pebblepart, Ltd., A South Carolina Limited Partnership

Pebble Creek Development, Pebble Creek Drive, Taylors, S. C. 29687 (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Ninety Thousand and No/100----- Dollars (\$90,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 10 per centum per annum, to be paid as provided for in said note; 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 purposes:

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 situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Parcel "B" and Parcel "C" on plat of CREEK VILLAS recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-N at page 19 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Stallings Road on a bridge, and running thence with the center of Stallings Road the following courses and distances: N. 18-19 E. 198.4 feet, N. 21-30 E. 133.53 feet, N. 24-50 E. 97.39 feet, N. 27-57 E. 7 feet, N. 27-57 E. 43 feet; thence turning and running with the common line of Parcels "A" and "B" N. 72-38 W. 231.99 feet; thence N. 55.49 W. 86.43 feet in the line of property herein mortgaged and property of Pebble Creek Golf Course; thence running with the common line of property herein mortgaged and property of Pebble Creek Golf Course the following courses and distances: S. 16-50 W. 45 feet, S. 14-45 W. 13 feet, S. 14-45 W. 226.83 feet, and S. 33-51 W. 207.65 feet to a point near a creek; thence running N. 80-57 W. 133.73 feet and N. 55-57 W. 177.11 feet to a point in the center of a bridge, the point and place of beginning.

This is a portion of the property conveyed to Metro Builders, Inc. by Pebblepart, Ltd. a South Carolina Partnership, by deed of even date, recorded herewith.

Mortgagor reserves the right to have Parcel "B" released from the lien of this mortgage upon the payment of \$20,000.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$36.00
FEB. 11 1987

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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