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GREENVILLE CO. S. C.

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First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
ASSOCIATED BUILDERS & DEVELOPERS, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

P. O. Box 1268
Greenville, S. C. 29602

BOOK 1390 PAGE 48
PAGE 107

Donnie S. Tankersley
Raymond D. [Signature]
L. J. [Signature]

JUN 14 1977
34569

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WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-Seven Thousand Six Hundred and no/100----- DOLLARS

(\$27,600.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 29 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the northwestern corner of the intersection of Sandhurst Drive with Brentwood Way, in the Town of Simpsonville, County of Greenville, South Carolina, being shown and designated as Lot No. 106 on a plat of Section No. 3 of Brentwood made by Piedmont Engineers, Architects and Planners, dated November 15, 1973, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 5-D, Page 42, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brentwood Way at the joint corner of lots nos. 90 and 106 and running thence along the common line of said lots N. 28-57 W. 158.42 feet to an iron pin; thence along the common line of lots nos. 105 and 106 N, 62-24 E. 150 feet to an iron pin on Sandhurst Drive; thence along the western side of Sandhurst Drive S. 35-57 E. 56.64 feet to an iron pin; thence continuing along the said side of said Drive S. 24-48 E. 72.3 feet to an iron pin; thence with the curve of the intersection of Brentwood Way and Sandhurst Drive the chord of which is S. 17-49 W. 36.8 feet to an iron pin; thence along the northern side of Brentwood Way S. 60-26 W. 125 feet to an iron pin, the point of beginning.

This is the same property conveyed to Associated Builders & Developers, Inc. by deed of Rackley, Builder-Developer, Inc. dated February 24, 1977

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