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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

4-D BUILDERS CORP.

.(bereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified EMBERENCEME TWEIVE (12)

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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 proceedings; and

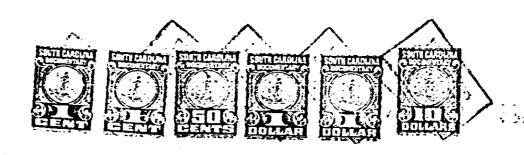
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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 Mortgagoe to the Mortgagoe'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, bing and being in the State of South Carolina, County of Greenville, on the northwestern side of Bransfield Court, being shown and designated as Lot No. 417 on a plat of DEL NORTE, SECTION 5, made by Piedmont Engineers, Architects & Planners, dated May 23rd, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R, page 17, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bransfield Court at the joint front corners of Lots Nos. 417 and 418 and running N. 8-47 E., 131.8 feet to an iron pin; thence S. 83-03 W., 91.5 feet to an iron pin; thence with a branch as the line, the traverse line of which is S. 28-08 W., 90 feet to a point at the joint rear corners of Lots Nos. 416 and 417; thence along the common line of said lots, S. 42-43 E., 132 feet to an iron pin on Bransfield Court; thence with the curve of the northern side of Bransfield Court, the chord of which is N. 2-59 E., 30 feet to a point and N. 39-00 E., 35 feet to the point of beginning.

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Page 1