



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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 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 Mortgagee 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 known and designated as Lot No. 154 of a subdivision known as Pebble Creek, Phase I, as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 5-D, at Pages 1-5, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Roberts Road at the joint front corner of Lot Nos. 153 and 154 and running thence along the common line of said lots, S. 82-10 W. 163.71 feet to an iron pin at the joint rear corner of said Lots; thence turning and running S. 14-29 W. 60 feet to an iron pin; thence turning and running S. 15-25 E. 60 feet to an iron pin at the joint rear corner of Lot Nos. 154 and 155; thence turning and running along the common line of said Lots, N. 81-22 E. 189.67 feet to an iron pin at the joint front corner of said Lots; thence turning and running along the western side of Roberts Road the following courses and distances: N. 12-08 W. 53.8 feet; thence N. 14-45 W. 58.7 feet to the point of BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from Pebblepart, Ltd., of even date to be recorded herewith.

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