



P.O. Bur. 408, 9' vide . . .

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

HEARTHSTONE BUILDERS, a South Carolina Partnership

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

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not provide a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

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 Mortzagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortzagor to the Mortzagor's account, and also in consideration of the sum of Three Dollars (53.00) to the Mortgagor in hand well and truly paid by the Mortzagor it and before the scaling 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 Mortgagor, 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, City of Greenville, being shown and designated as Lot No. 62 on a final plat of Henderson Forest, formerly Terrydale Subdivision, made by Campbell and Clarkson, Surveyors, Inc., dated June 9, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, Page 41 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Meredith Lane at the joint front corner of Lots 61 and 62 and running thence along the common line of said lots N. 83-46 W., 123.4 feet to an iron pin at the joint rear corner of said lots; thence along the rear of Lot 62 N. 7-05 E., 85.0 feet to an iron pin at joint rear corner of Lots 62 and 63; thence along the common line of said lots S. 83-46 E., 122.7 feet to an iron pin on the western side of Meredith Lane; thence along the western side of Meredith Lane S. 6-14 W., 85 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Harry J. Steele and Barbara G. Steele recorded in the R.M.C. Office for Greenville County on November 6, 1979, in Deed Book 1115, Page 61.

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