301 College Street, Greenville, S. C. 29601



BOOK 1497 FAGE 771

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Charles B. Brown Builder, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagoe) in the full and just sum of

Forty Five Thousand Five Hundred and 00/100------(\$ 45,500.00 ...)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note

y a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain monthly according to the terms of Note of even date

< conditions), said note to be repaid with interest **konkernexnementaring with** interest konkernementaring with interest kind with i 

химистория инфиломорующий информации информа grick to be due and payable one years after date: and

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 then under 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 (53.00) to the Mortgagor in hard well and truly paid by the Mortgagor 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,

ALL that certain piece, parcel or lot of land with all buildings and improvements thereon, or to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Saluda Lake Road, and being known and designated as Lot No. 12 according to a plat entitled "White Cak Hills Subdivision, Phase II", dated December 20, 1979 and prepared by Arbor Engineering, Inc., which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 70 at Page 95, with reference to said plat being hereby craved for the metes and bounds of said lot.

This being the same property conveyed to the mortgagor herein by deed of A. J. Prince Builders, Inc. and Bobby Joe Jones Builders, Inc. of even date and to be recorded herewith.