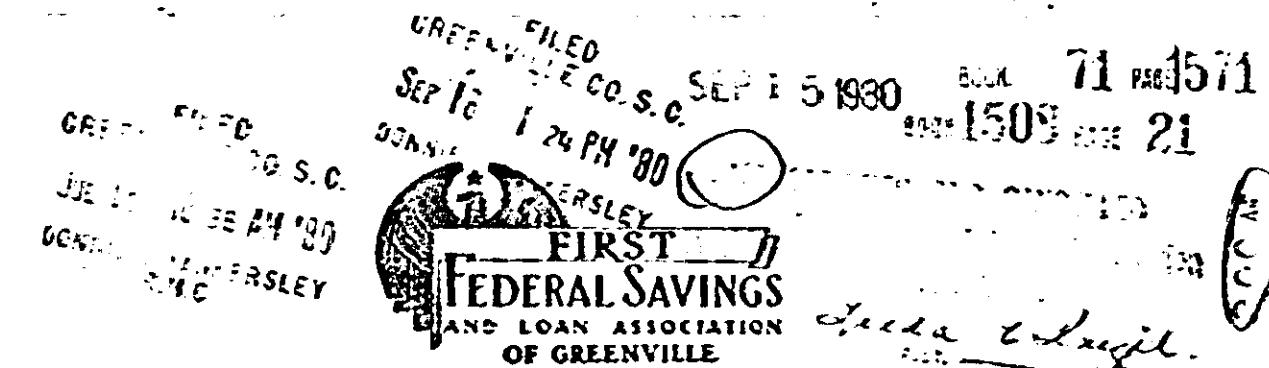


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State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

5131

JAMES LEARY BUILDER, INC.

(Borrower 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 Mortgagor) in the full and just sum of

FORTY-EIGHT THOUSAND AND 00/100----- (\$48,000.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note DOES NOT CONTAIN a provision for the execution of interest rate (paragraphs 9 and 10 of this mortgage provides for an execution of interest rate under certain conditions), will note to be paid with interest at the rate or rates therein specified X (X) (EIGHTEEN MONTH NOTE)

WHEREAS, Mortgagor 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 three days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagor, 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 such holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses, the proceedings, and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagor 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.

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