

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 21 11 08 AM '81
JOHN S. TANKERSLEY
R.M.C.

CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1553 PAGE 330

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, METRO BUILDERS, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto COKER BUILDERS, INC.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FOUR HUNDRED FIFTY-THREE THOUSAND NINE HUNDRED EIGHTY-TWO and no/100 Dollars (\$ 453,982.00) due and payable

on demand,

with interest thereon from date at the rate of twenty (20) per centum per annum, to be paid: at maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 7.08 acres as shown on a Plat of "CREEK VILLAS", in the RMC Office for Greenville County, South Carolina, in Plat Book 8-N, Page 19, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Stallings Road on a bridge, and running thence with the center of Stallings Road, the following courses and distances: N-18-19 E. 198.4 feet, N. 21-30 E. 133.53 feet, N. 24-50 E. 97.39 feet, N. 27-57 E. 7 feet, N. 27-57 E. 43 feet, N. 27-57 E. 44.41 feet, N. 31-09 E. 115.48 feet, N. 34-30 E. 371.69 feet, and N. 32-41 E. 134.2 feet to a point in the center of Stallings Road, joint corner of property of Pebblepart and said tract; thence running with the common line of said property and property of Pebble Creek Golf Course, the following courses and distances: S. 57-56 E. 71.10 feet, S. 4-50 E. 160.65 feet, S. 16-50 W. 498.71 feet, S. 16-50 W. 45 feet, S. 14-45 W. 13 feet, S. 14-45 W. 226.83 feet and S. 33-51 W. 207.65 feet to a point near a creek; thence running N. 80-57 W. 133.73 feet and N. 55-57 W. 177.11 feet to a point in the center of a bridge, the point and place of beginning.

The above described property is the same property conveyed to Metro Builders, Inc., by deed of Pebblepart, Ltd., a South Carolina Limited Partnership, dated March 26, 1981, and recorded in the RMC Office for Greenville County, South Carolina, on 4-20-81 in Deed Book 1146, Page 613

The within Mortgage is junior in lien to that certain Note and Mortgage given by Metro Builders, Inc., to First Federal Savings and Loan Association, dated 4-20-81 and recorded in the RMC Office for Greenville County, South Carolina, on 4-20-81 in Mortgage Book 1538, Page 826

SEP 21 1981

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
181.60
SEP 21 1981
RB 1121E

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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