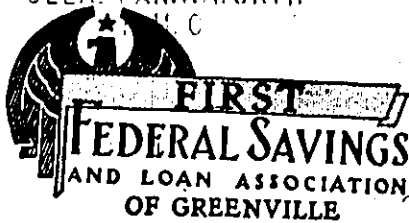


GREENVILLE, S. C.

AUG 31 2 03 PM '21

OLLIE FARNSWORTH
INC

BOOK 1204 PAGE 593



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Pittman's Textile Machinery & Supply Co., Inc. and Jack E. Pittman, Individually and Dorothy M. Pittman, Individually (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 Mortgagee) in the full and just sum of TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100----- (\$ 27,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two Hundred Seven and 72/100----- (\$ 207.72) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 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 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. 3, Block A, of Hughes Heights, a subdivision, as shown in Plat Book G, at pages 122 and 123, said lot having a frontage of 75 feet on West Parker Road and running back in parallel lines on each side 150 feet and being 75 feet in the rear.

ALSO: That lot of land lying Northwest of Decator Drive (formerly known as View Point Drive) near the City of Greenville in Greenville County, South Carolina, being shown as a portion of Lot No. 13, Block A, on plat of Hughes Heights, recorded in the RMC Office for Greenville County, S. C., in Plat Book G, Pages 122 and 123, and having according to a recent survey made by H. C. Clarkson, Jr., the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint rear corner of Lots 2 and 3 on plat of Hughes Heights, and runs thence through Lot No. 13, S. 46-35 W. 79.3 feet to iron pin; thence along the line of Lot No. 12, N. 31-40 W. 109.5 feet to iron pin in rear line of Lot No. 4; thence along line of Lots Nos. 3 and 4, S. 71-24 E. 121.4 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Greenville Township, and being Lots Nos. 10, 11, 12, 13, 23, 24, and 25 on plat of property of Mrs. Bertie E. Burns made by Dalton & Neves, Engineers, in August, 1925, and having the following courses and distances according to plat recorded in Office of RMC for Greenville County, S. C., in Plat Book G, page 30:

BEGINNING at an iron pin on the northwest corner of Bent Bridge Road and Merritt Street, and running thence with Bent Bridge Road, S. 79-29 W. 210 feet to iron pin, corner of Lot No. 14; thence with line of Lot No. 14, N. 10-31 W. 150 feet to iron pin in line of Lot No. 23; thence with line of Lot No. 23, S. 79-29 W. 64 feet to iron pin, corner Lot No. 22; thence with line of Lot No. 22, N. 12 W. 151.5 feet to iron pin on Durham Street; thence with Durham Street, N. 78 E. 180 feet to iron pin on corner of Merritt Street; thence with Merritt Street S. 18-03 E. 309.2 feet to the beginning.

(ALSO CONTINUED ON BACK)