GREENVILLE CO. S. C. Jar 18 10 sa ta 13. CONNE S. TANKERSLEY R.H.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Marshall V. Marchbanks

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

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 One Hundred Thirty

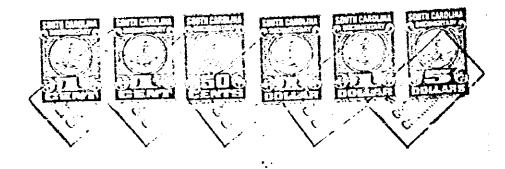
menth hereafter, in advance, until the principal sum with interest has been paid in foll, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 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 impaid for a period of thirty days, or if there shall be any failure to comply with and slide by any By-Laws or the Chaiter of the Mortzagee, or any stipulations with a time thereof, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said helder 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 cests and expenses for proceedings, and

WHEREAS the Mortgagor may hereafter become indebted to the Mortgague for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, replies, or for any other purpose;

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of sud-delit and to secure the payment thereof and any further sums which may be advanced by the Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Bollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling of these presents the receipt whereof is hereby acknowledged, has granted, borgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns, the following described real estate:

Unit No. 44 of the Highlands, Horizontal Property Regime as is more fully described in Master Deed dated August 25, 1972 and recorded in the RMC Office for Greenville County in Deed Book 953, pages 113 through 192, inclusive, and survey and plat plan included in said Master Deed, and recorded in Plat Book 4-S, at pages 20, 21 and 22.



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