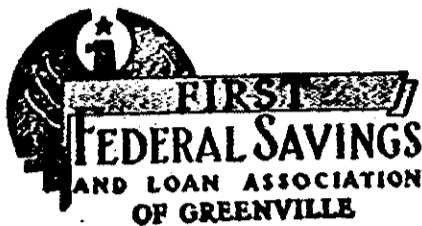


FILED
GREENVILLE CO. S. C.

JUL 25 11 58 AM '73

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1285 PAGE 635



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

SATTERFIELD PLUMBING CO.,

(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 Fifteen Thousand and No/100 (\$15,000.00--)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not provide 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 Fifteen

and 78/100 (\$115.78--) 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 collateral 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, and being known as Tract 1 and Tract 2 on the southeastern side of Highway 14 and Ebenezer Road; said tracts containing a total of 3 acres, more or less, and having the following metes and bounds to-wit:

Tract 1: BEGINNING at an iron pin in ditch on Pelham Road 148 feet from the intersection of said road and running thence S. 49-30 E., 320 feet with ditch to an iron pin; thence S. 40-30 W., parallel with Pelham Road 125 feet to an iron pin on Ebenezer Road; thence N. 53-30 W., with Ebenezer Road 320 feet to Pelham Road; thence with Pelham Road N. 40-30 E., 148 feet to beginning corner. Pelham road referred to above is now known as Highway 14.

This being the same property conveyed to the grantor herein by deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 182 at Page 6.

Tract 2: BEGINNING at a stake on the shoulder of Highway 14, joint corner with the above tract and running with the line of said tract S. 49-30 E., 320 feet to a stake; thence with the rear line of the above lot S. 40-30 W., 125 feet to a stake on the right of way of Ebenezer Road; thence S. 40-30 W., 15 feet to a point in the center of Ebenezer Road; thence with the center of said Road; S. 48-20 E., 183 feet to a point in the center of said road; thence continuing in a Southerly direction 246 feet to an iron pin; thence N. 48-30 W., 553 feet to a stake on the shoulder of Highway 14; thence with the southeastern shoulder of said highway S. 40-30 W., 105 feet to the beginning corner and containing 2 acres more or less.

This being the same property conveyed to the grantor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 568 at Page 321.



4328 RV.2