



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Terry G. Cline Company, Inc., a South Carolina corporation with its principal place of business in Greenville, S. C. (hereinafter referred to as Mortgagor) SENDS GREETINGS.

WHEREAS, the Mortgage as well and truly included into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE SOUTH CAROLINA (hereinafter referred to as Mortgagee) on the 1st day of August 1974

Thirty-Five Thousand, Six Hundred and No/100----- (\$ 35,600.00)

Dollars, as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of

Two Hundred Eighty and 08/100----- \$ 280.08 (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 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 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 Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose

NOW KNOW ALL MEN, That the Mortgagee, 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 Mortgagee as hereinafter 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

All that certain 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. 182 of a subdivision known as Coach Hills, according to a plat thereof prepared by Piedmont Engineers, Architects and Planners dated September 26, 1974, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-X at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Old Orchard Lane at the joint front corner of Lots Nos. 181 and 182 and running thence with the joint line of said lots, S. 10-42 E. 156.30 feet to an iron pin at the joint rear corner of Lots No. 181, 182, 185 and 186 and running thence with the rear line of Lot No. 185, N. 79-10 E. 100.26 feet to an iron pin at the joint rear corner of Lots Nos. 182 and 183; thence N. 10-53 W. 152.27 feet to an iron pin at the joint front corner of Lots Nos. 182 and 183 on the southern side of Old Orchard Lane; thence with the southern side of Old Orchard Lane, S. 81-23 W. 99.98 feet to the point of beginning; being the same conveyed to the mortgagor by Southland Properties, Inc. by deed of even date, to be recorded herewith.



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