

FILED
GREENVILLE, CO. S. C.

OCT 27 11 41 AM '77

DOHNIE S. TANKERSLEY
R.M.C.



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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

LWT Realty Company, a South Carolina Partnership

(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 One Hundred Fifty Thousand and No/100ths----- (\$ 150,000.00)

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 One Thousand Five Hundred Forty-Three and 80/100ths----- (\$ 1,543.80) 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 15 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 parcel of land with all rights and appurtenances thereto, situated in the County of Greenville, State of South Carolina, to-wit:~~

ALL that piece, parcel or lot of land situate, lying and being on the western side of Old Buncombe Road in the County of Greenville, State of South Carolina being the major portion of a 5.00 acre tract as shown on a plat entitled "Survey for Greenville Development Corp.", prepared by Piedmont Engineers, Architects & Planners, dated February 22, 1974 and recorded in the R.M.C. Office for Greenville County in Plat Book 5-E at Page 116, together with a strip from other property of the grantor herein and having according to a more recent survey entitled "Property of Greenville Development Corp.", prepared by Freeland & Associates, dated September 6, 1977 and recorded in the R.M.C. Office for Greenville County in Plat Book 61 at Page 82, the following metes and bounds:

BEGINNING at an iron pin on the western side of Old Buncombe Road at the joint front corner of the property herein conveyed and property now or formerly of Greenville Co. and running thence with the western side of Old Buncombe Road S. 33-24 E. 424.54 feet to an iron pin; thence with the line of other property of the grantor herein the following courses and distances: S. 34-52 W. 387.46 feet to an iron pin, thence S. 70-07 W. 120.23 feet to an iron pin, thence N. 53-28 W. 325.38 feet to an iron pin; thence continuing with the line of other property of the grantor herein and the line of Greenville Co. N. 34-54 E. 633.34 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Greenville Development Corp. now by merger T-M-L Corporation now by change of name Threatt Enterprises, Inc. dated October 19, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1067 at Page 41 on October 19, 1977.

GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 60.00
FEB 1978

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