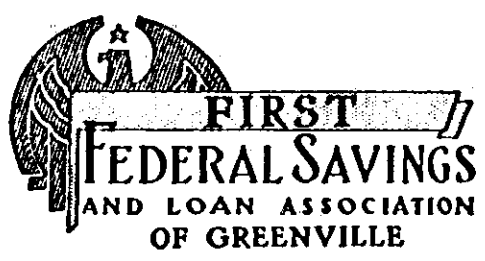


FILED  
GREENVILLE CO. S. C.  
MAR 23 4 03 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Ashmore Bros., Inc.

(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 Thirty Thousand & 00/100----- (\$ 130,000.00 )

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 Six

Hundred Eighty Two & 18/100----- (\$ 1,682.18 ) 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 10 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, and being in Chick Springs Township, located 2 miles south of Greer, on the western side of Highway 14, and being a portion of a tract shown as a tract of 42.90 acres on plat made for Mrs. Claud T. Smith by John Q. Simmons dated May 26, 1970, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4T, Page 78, and being shown on a plat of Property of Ashmore Bros., Inc. prepared by Kermit T. Gould, RLS, and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of South Carolina Highway No. 14, which iron pin is 37.5 feet from SCHO Station No. 97+25, and at the joint front corner of property of Mrs. Arch Burnette, and running with the Burnette line, S. 83-02 W. 814.8 feet to an old iron pin; thence with line of wood N. 37-36 W. 658 feet to a new iron pin at the joint rear corner of other property of Runion Manufacturing Co., Inc.; thence N. 84-11 E. 1,071.8 feet to a new iron pin on the western side of S. C. Highway No. 14; thence along the western side of said Highway, S. 15-10 E. 550 feet to the point of beginning.

This is the same property conveyed to Mortgagor herein by Deed of Runion Manufacturing Co., Inc. recorded in the R.M.C. Office for Greenville County on January 14, 1977 in Deed Book 1049 at Page 721.

GCTD  
NF 2378

497

3.00CI

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 52.00

4328 RV-2