

JUN 29 3 52 PM '76

State of South Carolina
COUNTY OF GREENVILLE
S. TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THOMAS HOWARD SUITT,

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LANCASTER, Lancaster, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Three Hundred Thousand and No/100-----

DOLLARS (\$ 300,000.00), with interest thereon from date at the rate provided in said note,

said principal and interest to be repaid in installments of Two Thousand, Seven Hundred Ninety-

Eight and No/100---- DOLLARS (\$ 2,798.00) upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; and

WHEREAS, the Mortgagor may hereafter at the option of the Mortgagee become indebted to said Mortgagee for an additional sum or sums for any purpose and for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments and necessary repairs; provided, that any additional funds advanced and paid over by the Mortgagee to the Mortgagor, other than funds necessarily advanced to meet the cost of taxes, insurance, assessments or repairs, shall be so limited in amount that the sum total of all such advances together with any balance due on the original principal debt, shall not, at the time of any such advances, exceed the original principal debt in the amount above set forth.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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 property:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the western side of Cleveland Street in the City of Greenville, Greenville County, South Carolina, said lot containing 0.96 acres, more or less, and having the following metes and bounds, according to plat entitled "Survey for Suitt Office Building" dated June 24, 1976, by Enwright Associates, Inc.:

Beginning at an iron pin on the western right-of-way of Cleveland Street at the northeastern corner of property owned by Greenville Country Club, and running thence with said Street right-of-way N. 27-35 W. 125 feet to an iron pin; thence leaving said Street right-of-way and running S. 62-59 W. 314.8 feet to an iron pin near the eastern bank of Reedy River; thence continuing in the same direction to a point on the eastern bank of Reedy River; thence with the eastern bank of Reedy River as the line, the traverse of which is S. 54-49 E. 141.3 feet to a point in the line of property of Greenville Country Club; thence from said point on the eastern bank of Reedy River running in a direction N. 62-59 E. to an iron pin near said river bank; thence from said iron pin continuing N. 62-59 E. 249.9 feet to an iron pin on the western right-of-way of Cleveland Street, being the point of beginning.

This is the same property conveyed to Thomas Howard Suitt by deed of Suitt Construction Co., Inc. dated April 29, 1971, recorded in Deed Book 914, Page 177, Greenville County R.M.C. Office.

Property Address: 1400 Cleveland Street, Greenville, South Carolina 29604

Prepayments on this loan may be made at any time during the term of the loan with a penalty of one (1%) per cent during the first five loan years and no penalty thereafter; however, sixty (60) days written notice is to be given of the intent to prepay.



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