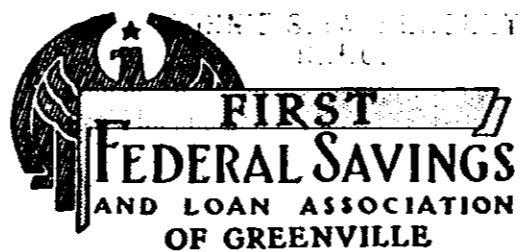


FILED
GREENVILLE, S.C.

JUN 3 4 1974

124 146



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

MONTGOMERY, 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 Thirty-three Thousand Six Hundred and no/100----- (\$ 33,600.00....)

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, and \$5.00 per month, or part thereof, if less than \$5.00, shall be paid to the Mortgagee on the first day of each month, beginning on the first day of the month next following the date hereof, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable one 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

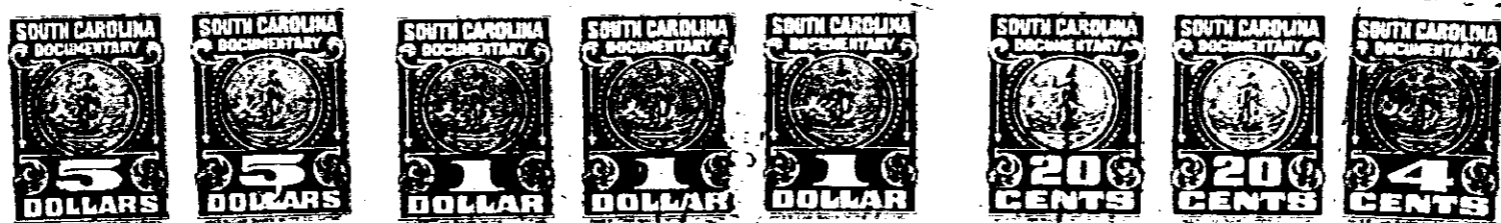
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose:

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

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 108 on plat of Devenger Place, Section 2, on plat of same recorded in Plat Book 4X at page 79 in the RMC Office for Greenville County and having the following courses and distances:

BEGINNING at an iron pin on the eastern side of Longstreet Drive at the joint front corner of Lots 107 and 108, and running thence along said lots, S. 62-32 W. 145.3 feet to an iron pin at the rear of said lots and Lot 84; thence along the rear line of Lots 108, 84 and 83, S. 33-49 E. 152.1 feet to an iron pin on Paddock Lane; thence along Paddock Lane, N. 46-22 E. 45.9 feet to an iron pin; N. 50-29 E. 54.2 feet to an iron pin; and N. 17-56 E. 40.2 feet to an iron pin on Longstreet Drive; thence along said Drive, N. 25-54 W. 98.9 feet to the point of beginning.



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