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## State of South Carolina

GREENVILLE COUNTY OF ..

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MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Pebblepart, Ltd., a South Carolina Limited 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

Nine Hundred Fifty Thousand and No/100-----(3 950,000.00

does not contain Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 \_\_\_\_\_ as required by

paid, to be due and payable three 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 scaling 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 CREENUTILE GREENVILLE

ALL those pieces, parcels or lots of land being 87 in number, 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 Lots Nos. 1, 2, 9, 10, 11, 13, 14, 15, 17, 18, 23, 28, 29, 30, 31, 32, 34, 64, 65, 66, 67, 78, 79, 81, 89, 99, 111, 118, 119, 120, 121, 122, 123, 128, 130, 131, 133, 137, 138, 140, 142, 144, 146, 147, 149, 150, 153, 154, 155, 156, 157, 159, 160, 161, 163, 164, 165, 166, 167, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 185, 186, 187, 188, 189, 190, 191, 192, 194, 200, 201, 211, 212, 213, 214, and 215 of a subdivision known as Pebble Creek, Phase I as shown on plat thereof prepared by Enwright Associates, Engineers, dated October, 1973 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-D, at Pages 1-5 and having such metes and bounds as appears thereon.

Said lots are a portion of the property conveyed to Pebblepart, Ltd., a South Carolina Limited Partnership by First Federal Savings and Loan Association of Greenville, S. C. by deed dated September 9, 1977 now being recorded in the RMC Office for Greenville County, S. C.

As additional security mortgagor has executed and delivered to mortgagee a Security Agreement and Financing Statements mortgaging various items of personal property located or to be located on the above described property.

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