

FILED
GREENVILLE CO. S. C.
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OLLIE FARRSWORTH
R.M.S.

State of South Carolina }
COUNTY OF Greenville } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Threatt-Maxwell Enterprises, 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 -----

Eighty-eight Thousand and no/100----- (\$ 88,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Six Hundred Sixty-nine and 13/100-- (\$ 669.13---)
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 20 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 such 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, on the eastern side of Richbourg Road near the City of Greenville, and according to plat of Property of Threatt-Maxwell Enterprises, Inc., made by Piedmont Engineers & Architects, dated October 26, 1967, being more fully described as follows:**

Beginning at an iron pin on the eastern side of Richbourg Road at corner of Lot 67 of Heritage Hills, and running thence with the eastern side of said Road, N 28-06 W 117.1 feet to a point in the center of Brushy Creek; thence with the center of Brushy Creek as the line, the traverse of which is N 71-19 E 148.5 feet; N 62-56 E 183.99 feet, S 36-51 E 55.1 feet, S 88-21 E 69.8 feet, and N 74-19 E 110 feet to the corner of Lot 62 of Heritage Hills; thence with line of said lot, S 23-00 E 103.5 feet to an iron pin at corner of Lot 63 of Heritage Hills; thence with line of said lot, S 86-16 W 114.1 feet to an iron pin at corner of Lot 64; thence with line of said lot, S 78-43 W 103.8 feet to an iron pin at corner of Lot 65; thence with line of said Lot, S 73-16 W 127.7 feet to an iron pin at corner of Lot 67; thence with line of said lot, S 70-00 W 170.9 feet to the beginning corner.