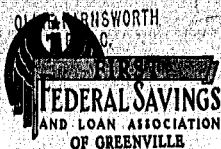


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GREENVILLE CO. S. C.

SEP 30 10 33 AM '69

BOOK 1138 PAGE 178

OF GREENVILLE



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

M. G. Proffitt, Inc., a South Carolina corporation with its principal place of business
in Greenville, S. C. (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-One Thousand, Five Hundred and No/100----- (\$ 31,500.00)
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 Two Hundred Forty-Three and 13/100---- (\$ 243.13)
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 25 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 op-
tion of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceed-
ings 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 pre-
sents, 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 western side of
Chateau Drive, near the City of Greenville, being shown as Lot 134 on plat of
Merrifield Park, Section 1, recorded in the R. M. C. Office for Greenville County
in Plat Book 000, at Page 177, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Chateau Drive at the joint front
corner of Lots Nos. 133 and 134, and running thence along the joint line of said lots,
N. 88-20 W. 175 feet to an iron pin on the rear line of Lot No. 141; thence along the
rear line of that lot and continuing along the rear line of Lot No. 140, following the
center of a right-of-way for a Duke Power Company transmission line, N. 1-40 E.
232 feet to an iron pin at the joint corner of Lots Nos. 134, 136, 138 and 140; thence
along the rear lines of Lots Nos. 136 and 135, S. 52-27 E. 249.7 feet to an iron pin/
on the western side of Chateau Drive; thence along the western side of Chateau Drive,
following the curvature thereof, the chord being S. 19-25 W. 90 feet, to the beginning
corner; being the same conveyed to the mortgagor corporation by McCall-Threatt
Enterprises, Inc. by deed dated September 24, 1969, to be recorded herewith.

The mortgagor's promissory note referred to above, contains, among other things,
a provision for an increase in the interest rate.