



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ROY W. BEATY, HARRY L. HINSON and ALLEN WILLIAMS, AS B.H.W. Realty,
A 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

FORTY THOUSAND AND NO/100 ----- (\$40,000.00)

Dollars as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of

THREE HUNDRED FIFTY-NINE & 90/100----- (\$ 359.90) 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 proceedings, and

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

NOW KNOW ALL MEN That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor 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 Geer Highway, North of Refrew Bleachery and more fully described, as follows:

BEGINNING at an iron pin at a point on U.S. Highway 276 approximately 275-feet north of the center line of Duke Power Company right-of-way, more or less, and running thence N. 73-51 E. 295.6-feet to an iron pin; thence running S. 26-53 E. 150-feet to an iron pin; thence running S. 73-51 W. 295.6-feet to an iron pin at a point on U.S. Highway 276; thence running along said U.S. Highway 276, N. 26-53 W. 150-feet to the point of beginning. Said property containing 1.00 acres, more or less.

This being the same property conveyed to the mortgagors by deed of Ralph M. Horne and Sam T. Staggs as recorded in the R.M.C. Office for Greenville County in Deed Book 1066, at Page 503 on October 10, 1977.

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