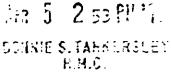
FILED GREENVILLE CO. S. C.

Jan 5 2 53 PM To





State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Premier Investment Co., Inc. and Joint Ventures, Inc.

cheromafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indicted unto FIBST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA shereinafter referred to as Mortgagor in the fell and just some of Forty Seven Thousand

Nine Hundred Fifty and no/100-----(\$ 47,950.00--)

THE PARTY OF

Brown on the angles house

Dollars as evidenced by Mortgager'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 then in specified in installments of Three Hundred

Eighty-five and 84/100------ 3 385.84 ---- 3 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 impaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable thirty 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 impaid for a period of thirty days, or if there shall be any fabric to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the wholeans and due there in her shall at the option of the holder thereof. become inmediately due and payable and said heller 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 Mortzagor may be reafter become it lebted to the Mertzager 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 MFN. That the Mortgazor, in consideration of sail debt and to secure the payment thereof and any further sums which may be advanced by the Mortgazor to the Mortgazor's as sunt, and also me consideration of the sum of Three Dollars (\$3.00) to the Mortgazor in hand well and truly paid by the Mortgazor at and before the scaling of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and release that has the presents does grant, bargain, sell and release unto the Mortgazor. Mortgagee, its successors and assigns, the following described real estate.

All that certain piece, parcel, or lot of Lind, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 45 on plat of Edwards Forest, Section Five, recorded in Plat Book 5 P at page 6 and having the following courses and distances according to said plat:

oBEGINNING at an iron pin on Shady Lane, joint front corner of Lots 44 and 45 and running Chence S. 55-35 E. 140 feet to an iron pin, joint rear corner of said lot; thence along the rear line of Lot 45, S. 36-18-34 W. 104.4 feet to an iron pin, joint rear corner of Lots 45 and 46; thence with the joint line of said lots, N. 51-47 W. 140 feet to an iron pin on Shady Lane; thence along said Lane, N. 36-18-34 E. 95.1 feet to an _iron pin, the point of beginning.

¹⁰Being the same property (a portion thereof) conveyed by Daniel L. Cunningham by indeed recorded July 23, 1973, in Deed Book 979 at page 562 and an undivided one whalf interest in and to said lot to Premier by Joint Ventures, Inc. by deed recorded

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