

FILED
GREENVILLE, CO. S. C.
JAN 29 12 48 PM '79
DONNIE S. TANKERSLEY
R.H.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Premier Investment Co., 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 **One Hundred**

Thousand and no/100----- (\$ 100,000.00--)

Dollars, as evidenced by Mortgagor'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 at the rate or rates therein specified in installments of **quarterly on**

sums advanced

----- 12th day of each month hereafter on or before the 15th day of each month, and the interest to be applied first to the payment of interest accrued on the principal balance, and then to the payment of principal with the last payment of the series paid to be due and payable **18 months** after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due hereunder 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 thereon 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 collateral 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 Mortgagor'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 cash paid and to be paid to the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, and 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 making of these presents, the receipt whereof is hereby acknowledged, has granted, sold, aliened, and by these presents, has granted, sold and released unto the Mortgagee, in full payment and release, the following described real estate:

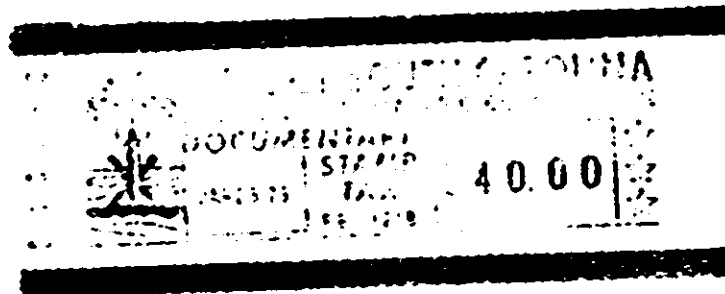
All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 67 on plat of Devenger Place, Section 6, recorded in Plat Book 5 P at page 2 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Devenger Road Land Company, a Partnership, by deed recorded herewith.

Also: All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 33 on plat of Edwards Forest, Section 5, recorded in Plat Book 4 X at page 50 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Joint Ventures, Inc. by deed recorded herewith.



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