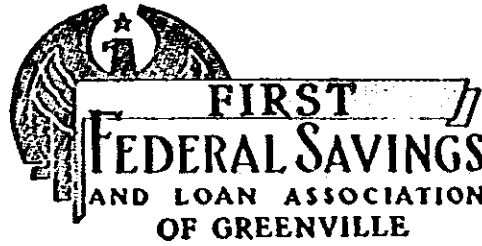


Box 1408, Greenville, S. C. 29602  
S. C.

BOOK 1494 PAGE 545

FILED  
OCT 10 10 52 AM '80  
DONALD W. HARRIS  
S.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JHJ Corporation

(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 Seven**

**Thousand Six Hundred and no/100**----- (\$ 37,600.00--)

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 as the rate or rates therein specified ~~in installments of~~ **interest payable monthly on advances with the entire balance** ~~in Dollars each on the first day of each month hereafter in advance; and 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~~ ----- years after date and **due and payable twelve months from date.**

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 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

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 57 on plat of Berea Forest, Section 2, recorded in Plat Book 4 N at pages 76 and 77 and having the following courses and distances according to said plat:

BEGINNING at an iron pin on Berea Forest Circle at the joint front corners of Lots 57 and 58 and running thence with the joint line of said lots, S. 77-51 W. 134.1 feet to an iron pin; thence with the rear line of Lot 57, N. 12-02 W. 90 feet to an iron pin; thence with the joint line of Lots 56 and 57, N. 77-51 E. 133.4 feet to an iron pin on Berea Forest Circle; thence along said Circle, S12- 27 E. 90 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed by Preuves Unlimited, Inc. by deed recorded October 4, 1971 in Deed Book 926 at page 533.

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JAS180  
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STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY  
RECORDS  
GREENVILLE  
OCT 10 1980

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