1508 au 432

P. O. Box 408 Greenville, S. C. 29602



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

FOOTHILLS DELTA P, INC.

(heremafter referred to as Mortzagor) (SEND(S) GREETINGS:

WHEREAS, the Mortzagor is well and tody indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mertgagee) in the full and just sum of

Sixty Thousand Eight Hundred and No/100-----

60,800.00

Dollars, as evidenced by Mortzagor'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

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 Mortgagore 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 Mortgagoe at and before the scaling 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 Mortgagoe, 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, being known and designated as Lot No. 174 of a subdivision known as Canebrake II, Sheet 1, as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C, at page 69, and on revised plat of Canebrake II, Sheet 1, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 7-C, at page 79, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor herein by deed of College Properties, Inc. dated July 22, 1980, recorded herewith.

328 RV.2