

Box 408, Greenville, S. C. 29602

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GREENVILLE CO. S. C.
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Donnie J. Tammersley
John G. Charles, Attorney

2 OCT 1980

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JHJ CORPORATION

(hereinafter referred to as Mortgagee) (SEND(S) CEMENTS)

WHEREAS the Mortgagee as well and truly indebted into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Ninety Thousand Fifty and no/100----- (\$ 90,050.00--)

Dollars as evidenced by Mortgagee'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

on or before eighteen months from date
monthly hereafter on the 15th day of each month 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 15 MOS. 15th day 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 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 Mortgagee 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 Five Dollars (\$5.00) to the Mortgagee as land well and truly paid by the Mortgagee at and before the signing 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 those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lots 72, 157 and 159 on plat of Borea Forest, Section 2, recorded in Plat Book 4 N at pages 76 and 77 and having such courses and distances as will appear by reference to said plat.

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

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