FILED GREENVILLE CO. S. Q rederal Savings

## State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

MAPLE PROPERTIES, a Partnership

(hereinafter referred, to as Mortgagor) (SEND(8) OREETINOS

WHEREAS, the diortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CREENVILLES SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of TEN THOUSAND FIVE HUNDRED AND NO/100THS--

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of injerest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate (index entire

Karkto be due and payable .... 3. .... years after date; and

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereinder shall be fail due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any hy-laws or the Chatter of the Mortgage, or any stipulations set out in this mortgage, the whole amount due freighter shall, at the original and light of the holder theight come immediately due and payable, and said holder shall have the right to institute any proceedings upon faid note and any foliaterals 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 kingor'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 threed and any further sums which may be advanced by the Mortgage 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 Mortgage at and before the scaling of these presents, the recent wheneof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release this the Mortgage, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, of hereafter it he constructed thereon, aluaic, lying and being in the State of South Carolina, County of Greenville, on the Northeastern side of Maple Street near the town of Simpsonville, containing 3/20 acres, more or less, and having according to plat entitled "survey for Maple Properties, a Partnership", dated August 14, 1972, prepared by Carolina Surveying Co. the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Maple Street at BEGINNING at an iron pin on the Northeastern side of Maple Street at the joint front corner of the premises herein described and other property of the Mortgagee herein and running thence with the line of other preparty of the Mortgagee herein N. 53-49 E. 417.4 feet to an iron pin on the Northwestern side of the 50-foot right of way for the Atlantic Coast Line Rail-road; thence with the Northwestern side of said 50-foot right of way of the Atlantic Coast Line Railroad S. 43-27 E. 322 6 feet to an iron pin on the Northwestern side of said 50-foot right of the Atlantic Coast Line Railroad at the joint rear corner of other property of the Mortgages herein; thence with the line of other property of the Mortgages herein; 59-03 W. 492 feet to an iron pin on the Northwestern side of Maple S. 59-03 W. 492 feet to an iron pin on the Northeastern side of Maple Street; thence running with the Northeastern side of Maple Street N. W. 294.5 feet to the point of beginning.

The Mortgagee hereby covenants and agrees to release Lots Nos. 1.2.3 and 5 from the lien of the within mortgage upon payment of the sum of \$1,500.00 per lot by the Mortgagor to the Mortgages for Lots Nos. 1, 2, and 5, and the sum of \$4,500.00 for Lot No. 3