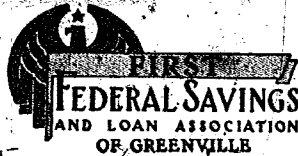


FILED
GREENVILLE CO. S. C.

BOOK 1258 PAGE 585

DEC 23 12 30 PM '72
ELIZABETH HIDDLE
R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

PROPERTIES UNLIMITED, INC., and ROSE M. CUNNINGHAM, Individually and as Executrix of the Estate of E. F. Cunningham, Deceased, (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 Forty-three Thousand Five Hundred and no/100----- (\$ 43,500.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note does not have 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 Three Hundred

Sixty-three and 86/100----- 363.86) Dollars each on the first day of each month hereafter, in advance, 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, 20 years after 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 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 Greenville, fronting on Edwards Mill Road, approximately 170 feet from the intersection of said Edwards Mill Road and Wade Hampton Boulevard, said property being identified on the tax records of Greenville County, South Carolina, as a portion of Block Book Page T2, Block 1, 4B, and having, according to a recent survey prepared by Campbell and Clarkson Surveyors, Inc., entitled "Property of Properties Unlimited", the following metes and bounds, to-wit:

BEGINNING at an iron pin on Edwards Mill Road approximately 170 feet from Wade Hampton Boulevard, at the corner of property demised to Mobil Oil Company and running thence N. 56-43 E. 151.5 feet to an iron pin; running thence N. 36-43 W. 83.8 feet to an iron pin; running thence S. 75-33 W. 105.2 feet to an iron pin on Edwards Mill Road; running thence S. 11-31 E. 126.7 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to Rose M. Cunningham and E. F. Cunningham by Frances S. Nettles, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Book 712, at Page 114, and also a portion of the property leased by the aforesaid Rose M. Cunningham to Properties Unlimited, Inc., a memorandum of which lease is also recorded in the R.M.C. Office for Greenville County, South Carolina in Deeds Book 939, at Page 107.