



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Rackley, Builder-Developer, Inc.

(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 Twenty Four Thousand Three Hundred and No/100-----

does not contain 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 installing in the rate of rates therein specified in installing in the rate of rates therein specified in installing in the rate of rates therein specified in installing in the rate of rates therein specified in installing in the rate of rates and rates the rate of rates are rates therein specified in installing in the rate of rates are rates as the rate of rates are rates are rates are rates as the rate of rates are rates are

paid, to be due and payable _____ 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, Town of Simpsonville on the northern side of Brentwood Way being shown and designated as Lot No. 68 on a plat of Brentwood, Section 2 made by Piedmont Engineers & Architects, Surveyors dated May 19, 1972 recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-R, page 5 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brentwood Way at the joint front corners of Lots Nos. 68 and 69 and running thence along the common line of said lots, N. 19-03 W. 150 feet to an iron pin on property now or formerly owned by Jeff R. Richardson, Jr., Trustee; thence along the line of said property, N. 70-57 E. 105 feet to an iron pin at the joint rear corners of Lots Nos. 67 and 68; thence along the common line of said lots, S. 19-03 E. 150 feet to an iron pin on Brentwood Way; thence along the northern side of Brentwood Way, S. 70-57 W. 105 feet to an iron pin, the point of beginning.

















