Jen 28 3 co FH '75 DONNIE S. TANKERSLEY R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Joint Ventures, Inc. (formerly known as Thrift Builders, Inc.)

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIBST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagoe) in the full and just sum of

Thirty-eight Thousand and No/100 -----(\$ 38,000.00 _)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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

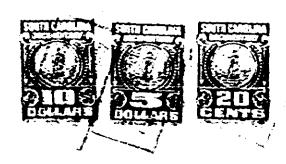
WHEREAS, said note forther provides that if at any time any portion of the principal or interest doe thereunder shall be past due and input for a period of thirty days, or if there shall be any fulface to comply with and abole by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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 infebted to the Mortgager for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premunas repairs, or for any other purpose,

NOW KNOW ALL MEN That the Mortgagor, in consoleration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagor to the Mortgagor's account, and also in consoleration of the sum of Three Dollars (53-900) to the Mortgagor in hand well and trily paid by the Mortgagor at and before the scaling of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and rebused, and is, these presents does grant bargain, sell and rebuse unto the Mortgagor, its successors and assigns, the following described real estate:

All that certain piece, parcel or lot of bind with all improvements thereon or hereafter to be constructed thereon, situate, bying and being in the State of South Cirolina, County of Greenville and designated as Lot \$5, Section 3, Cunningham Acres on a plat prepared by C. O. Riddle dated April 8, 1971 and recorded in the 2. M. C. Office for Greenville County in Plat Book 4M, Page 73 and according to said plat has the following mates and bounds:

Beginning at an iron pin along the right-of-way of Cunningham Circle, (formerly known as Peachtree Street), thence running S 36-50 % 100 feet to an iron pin; thence turning and running S 3-10 F 165.1 feet to an iron pin; thence turning and running % 96-53 F 100 feet to an iron pin; thence turning and running % 3-10 % 164.9 feet to the point of beginning.



4328 RV.2