

FILED  
GREENVILLE CO. S.C.

JULY 3 1971  
DONALD S. TAYLOR, CLERK  
P.M.C.



[1713 - 20]

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Top Development Co., Inc.

(hereinafter referred to as Mortgagor) SENDS GREETINGS:

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

Thirty-one Thousand Six Hundred and no/100----- (\$31,600.00 )

Dollars, evidenced by Mortgagor's promissory note of even date hereinafter signed, which note does not contain a provision for calculation of interest rate; paragraphs 9 and 10 of this instrument provide for an escalation of interest rate under certain conditions, and note to be repaid with interest at the rate or rates then specified in installments of

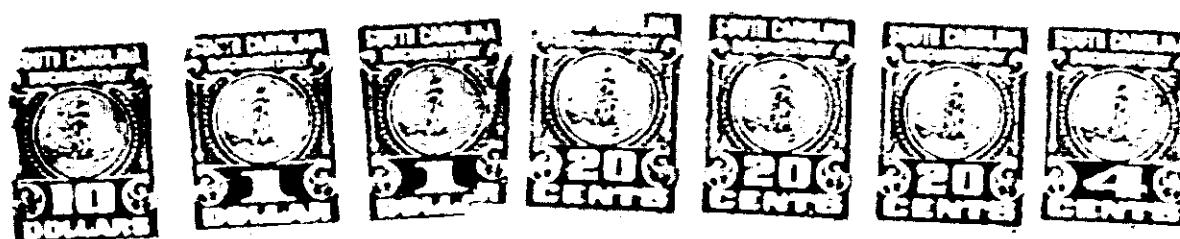
Two Hundred Fifty-four and 27/100 \$ 254.27 Dollars each on the first day of each month thereafter until the principal and all the interest has been paid off. Payments to be applied first to the payment of interest computed on the unpaid principal balance, and then to the payment of principal with the last payment of not sooner than thirty (30) 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 three days, or if there shall be cause to believe, and decide by any Review or the Charter of the Mortgagor, that any sum due on the note, or the which amount by then outstanding, shall be the obligation of the holder thereof, become irrecoverable, the unpaid principal and interest shall have the right to institute any proceedings upon said note and any collateral given to secure same, and to appropriate and interest, with costs and expenses for processes, and costs given to secure same, and to appropriate and interest, with costs and expenses for processes, and

WHEREAS, the Mortgagor has deposited in escrow held by the Mortgagor for such further sums as may be advanced to the Mortgagor as may be required for the payment of taxes, insurance premiums, or for any other purpose.

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the sum of \$31,600.00 and to secure the payment thereof and any further amounts that may be advanced to the Mortgagor by the Mortgagor, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor, and will pay to the Mortgagor, the sum of \$31,603.00, the sum of which is the amount advanced by the Mortgagor, and the amount of taxes, insurance premiums, less costs, incurred, sell and release unto the Mortgagor, the following described land, and all rights thereto to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern corner of the intersection of Pittler Drive and Glenda Lane, in the City of Greenville, being shown and designated as lot no. 11 on a FINAL PLAT OF HENDERSON FOREST made by Campbell & Clarkson, Surveyors, Inc., dated June 9, 1971, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, Page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pittler Drive at the joint front corners of lots nos. 11 and 12 and running thence along the northern side of said Drive, N. 80-26 E. 85 feet to an iron pin; thence with the curve of the intersection of Pittler Drive with Glenda Lane, the chord of which is N. 31-24 E., 33.1 feet to an iron pin; thence along the western side of Glenda Lane N. 17-37 W. 126.75 feet to an iron pin in the line of lot 10; thence along the line of lot 10, S. 80-26 W. 89 feet to an iron pin at the joint rear corner of lots nos. 11 and 12; thence along the common line of said lots S. 9-34 W. 150 feet to an iron pin, the point of beginning.



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