GREENVILLE CO. S. C.
Out 30 3 26 FM 17
Connie S. Tankensley
R.M.C



P.O. Dues. 408

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Threatt Enterprises, 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

Forty thousand and no/100ths-----7\$ 40,000.00

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

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, being known and designated as Lots 4, 5, 6, 7, 8, and 18 on plat of Old Mill Estates, Section I, prepared by J. Q Bruce, Surveyor, dated March 18, 1964 and recorded in the RMC Office for Greenville County in Plat Book 000 at Page 159 on September 14, 1967 and Lots 45, 47, 55, 56, 60, 61, and 67, 77 and 82 as shown on plat of Old Mill Estates, Section II, prepared by Piedmont Engineers & Architects, dated June 15, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 22 and having such metes and bounds as shown on said recorded plats.

Each Lot above listed will be released from the within mortgage in consideration of the payment of the sum of Five Thousand and no/100ths (\$5,000.00) pursuant to the terms of the Commitment Letter from Mortgagee date September 21, 1978.

This is a portion of the property conveyed to B-T-M Corporation by deed of James R. Mann dated February 16, 1972 and recorded in the RMC Office for Greenville County on February 18, 1972 in Deed Book 936 at Page Corporation has since become Threatt Enterprises,

Ing.

150 TAX = 16.

3.00CI

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