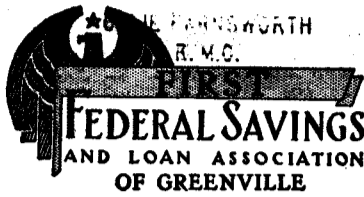


GREENVILLE CO. S. C.

FEB 13 4 10 PM 1969

BOOK 1117 PAGE 149



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

Threatt-Maxwell 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

Seventy Thousand and no/100----- (\$ 70,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Five Hundred Eighty-five and 52/100 (\$ 585.52-----) 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 such 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 shown as Lots 1 and 2 on plat entitled Survey for Threatt-Maxwell Enterprises, Inc., dated November 6, 1968, having the following metes and bounds according to said plat:

Beginning at an iron pin on the right of way of Balfer Court at point where said right of way joins a drive and water line easement shown on the above referred to plat, and running thence N 62-45 E 80 feet to an iron pin; thence S 61-56 E 207.9 feet to an iron pin; thence S 82-34 E 93.5 feet to an iron pin; thence S 45-13 W 333.65 feet to an iron pin; thence N 44-47 W 60 feet to an iron pin in center line of a drive shown on said plat and now known as Balfer Court; thence with center line of Balfer Court, the following courses and distances: N 32-30 E 60 feet, N 1-00 W 59 feet, N 20-00 W 30 feet, N 67-00 W 90 feet; thence through Balfer Court and with the right of way of Balfer Court or the drive and water line easement shown on said plat, N 3-54 W 92.9 feet to the beginning corner.

ATTESTED AND CANCELLED ON RECORD

[Signature]

CLERK FOR GREENVILLE COUNTY, S. C.
AT 10 O'CLOCK P. M. NO. 1000

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 66 PAGE 149

*for Release unit 11 Balfer rd. corner. See 26 x 54.17.13 p. 123
for Release unit 23 Balfer rd. corner. See 26 x 54.17.13 p. 124
for Release unit 1 Balfer rd. corner. See 26 x 54.17.13 p. 125
for Release unit 7 Balfer rd. corner. See 26 x 54.17.13 p. 126*

*for Release unit 12 Balfer rd. corner. See 26 x 54.17.13 p. 123
for Release unit 23 Balfer rd. corner. See 26 x 54.17.13 p. 124
for Release unit 1 Balfer rd. corner. See 26 x 54.17.13 p. 125
for Release unit 7 Balfer rd. corner. See 26 x 54.17.13 p. 126*