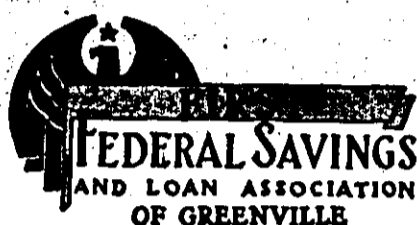


FILED
GREENVILLE, CO. S. C.

MAY 8 4 19 PM '72

OLLIE FARNSWORTH
R. M. C.

BOOK 1232 PAGE 377



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Pittman's Textile Machinery & Supply Co., Inc. and Jack E. Pittman and Dorothy M. Pittman Individually (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

SIXTY-EIGHT THOUSAND, FIVE HUNDRED AND NO/100 - - - - - (\$ 68,500.00)

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

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Five Hundred and

Seventeen and 41/100 - - - - - (\$ 517.41) 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 25 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, being LOTS NOS. 10, 11, 12, 13, 23, 24, and 25 on plat of property of Mrs. Bertie E. Burns made by Dalton & Neves, Engineers in August 1925 and having the following courses and distances according to plat recorded in the RMC Office for Greenville County in Plat Book G, at page 30:

BEGINNING at an iron pin on the Northwest corner of Bent Bridge Road and Merritt Street and running thence with Bent Bridge Road, S. 79-29 W. 210 feet to iron pin, corner of Lot No. 14; thence with line of Lot No. 14, N. 10-31 W. 150 feet to iron pin in line of Lot No. 23; thence with line of Lot No. 23, S. 79-29 W. 64 feet to iron pin, corner of Lot No. 22; thence with line of Lot No. 22, N. 12 W. 151.5 feet to iron pin on Durham Street; thence with Durham Street N. 78 E. 180 feet to iron pin on corner of Merritt Street; thence with Merritt Street, S. 18-03 E. 309.2 feet to the Beginning.

ALSO: ALL that piece, parcel or lot of land with improvements thereon in Greenville Township, County and State aforesaid, fronting on Bent Bridge Road (also known as Old Harris Road) being designated as all of Lot No. 14 and the Eastern half of Lot No. 15 of property formerly belonging to Mrs. B. E. Burns as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book G, at page 30 and having in the aggregate the following metes and bounds:

BEGINNING at the joint corner of Lots Nos. 13 and 14 on Bent Bridge Road and thence running along the joint line of said lots, N. 10-31 W. 150 feet to an iron pin at the rear corner of said lots; thence along the rear line of Lot No. 14 and one-half of Lot No. 15, S. 79-29 W. 75 feet to a point in the center of the rearline of Lot No. 15; thence down the center of said Lot No. 15, S. 10-31 E. 150 feet to a point on Bent Bridge Road; thence along the Northern boundary of said road, N. 79-29 E. 75 feet to the point of beginning.

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