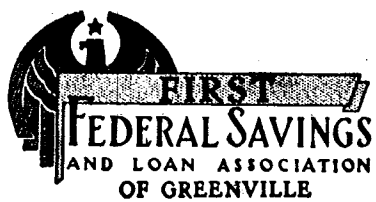


FILED  
GREENVILLE CO. S. C.  
JUL 24 3 28 PM '72  
ELIZABETH FIDDLE  
R.H.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

STUBBLEFIELD BUILDERS, 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

EIGHTY THOUSAND ----- (\$ 80,000.00 )

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note contains 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 ~~XXXXXXX~~ quarterly

( \$ ) 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 3 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 ~~sums~~ 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, in Oneal Township, containing 62.86 acres as shown on plat recorded in plat book 4K page 197 of the RMC Office for Greenville County, and having according to a recent survey made by Terry T. Dill, R.L.S. the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin in the center of the intersection of Becky Gibson Road and Ponder Road, and running thence with the center of Becky Gibson Road, N. 54-00 E. 1280 feet to an iron pin in SC 23-157; thence S. 75-23 E. 2670 feet to an iron pin near branch; thence S. 05-51 E. 767 feet to a pin in the center of Ponder Road; thence with the center of said road N. 79-39 W. 2068 feet to a point; thence continuing with the center of said road N. 78-13 W. 1540 feet to the beginning corner.

for Release of 1/6 Ponder Road / Mortgage, see R.E.M. Book 1257 page 556

See Release of 1/6 Ponder Road Mortgage, see R.E.M. Book 1257 page 556  
See Release of 1/8, see R.E.M. Book 1254 page 670  
See Release of 1/9 + 20 Becky Gibson Rd. see R.E.M. Book 1250 page 86