OF GREENVILLE

800x 1271 FAGE 753

State of South Carolina

Greenville COUNTY OF...

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

PEBBLE	CREEK	DEVEL	OPMENT	. A	PARTN	<b>JERSHIP</b>
			****			

(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 One. Million. Three... Hundred

Thousand and No/100--(<u>\$1,300,000.00-</u>7

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 XXXXXXXXXXXXXX interest payable monthly, and principal payable in full on or before six (6) months from date.

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 Merigagee, 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 densitive and matter. KNOW ALL MEN Mortgagee, its successors and assigns, the following described real estate:

All those certain pieces, parcels, or tracts of land, with all improvements thereon or hereafter to be constructed thereon, in the County of Greenville, State of South Carolina, containing in the aggregate five hundred thirty-nine and forty-two one hundredths (539.42) acres, said property consisting of fourteen (14) tracts as described on the attached schedule entitled "First Mortgage Properties to First Federal Savings and Loan Association of Greenville, South Carolina", as follows:

(Pages 1 A and 1 B attached)

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:03 O'CLOCK 2.M. NO. 1423

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 17 PAGE 578