

FILED
GREENVILLE CO. S. C.

BOOK 1277 PAGE 744

REGULATION NO. 22
COMPLIED WITH

17 2 1977



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

PEBBLE CREEK DEVELOPMENT, A PARTNERSHIP

(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 Thirty-Six Thousand Two Hundred and No/100 (\$36,200.00) 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 ~~xxxxxx~~ interest payable quarterly, and principal payable in full on or before eighteen (18) 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 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, on the northwesterly side of Stallings Road, being shown and designated as Lot No. 204, on plat of property entitled "Property of Pebble Creek Development, a Partnership, Lots 204 and 205", prepared by Enwright Associates, Engineers, 15 March 1973, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Stallings Road, joint front corner of Lots Nos. 204 and 205, and running thence with the northwesterly side of said Road, N. 31-26 E. 89.74 feet to an iron pin; thence with the intersection of said Road and a proposed road, N. 13-34 W. 35.36 feet to an iron pin; thence with the said proposed road, N. 58-34 W. 100 feet to an iron pin; thence S. 65-14 W. 47.4 feet to an iron pin; thence S. 30-32 W. 112 feet to an iron pin at the joint rear corner of Lots Nos. 204 and 205; thence with the joint lines of said lots, S. 72-20 E. 154 feet to the point of BEGINNING.

SATISFIED AND CANCELLED OF RECORD

13 DAY OF Aug. 1973
Annie S. Tankersley
R. M. C. FOR GREENVILLE CO. S. C.
AT 3:58 O'CLOCK P.M. NO. 4595

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 18 PAGE 235