GREENVILLE, CO. S. C.

JUL 31 10 59 AH '73

DONNIE S. TANKERSLEY R.H.C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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 CREENVILLE, SOUTH CAROLINA (bereinafter referred to as Mortgagee) in the full and just sum of TWENLY 11VE

Thousand and No/100-----(\$ 25,000.00

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not have 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 interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates the rate or rate or rates the rate or rates the rate or rate or

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 bereafter 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, hargained, 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 bereafter to be constructed thereon, squate, bing and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 33, 36, 37, 39, 45, 53, 56, 58 and 61 Fowler Fields, according to Plat of Fowler Fields made by C. O. Riddle, r/1/s November 1960 and recorded in Plat Book 4F at Pages 56 and 57. A reference is hereby made to said plat for a more complete description.

10.00



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