



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

DEE SMITH COMPANY, 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

Thirty-Four Thousand and no/100 (\$ 34,000.00)

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 at the rate or rates therein specified in installments of Two Hundred

Seventy-Three and 58/100 (\$ 273.58) 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 30 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 stipulation 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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor 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 Mortgagee, 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 Mortgagee in hand well and truly paid by the Mortgagor 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, being and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 22, Governor's Square, prepared by W.R. Williams, Jr., dated October 17, 1975, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P at Page 8, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, southern side of Devenger Road, joint front corner of Lot 22 and 23; running thence with the joint line of said lots S21-05W 158.4 feet, joint rear of said lots; thence running with the rear of Lot 22 N58-24W 10 feet to an iron pin; thence continuing with the rear of said lot N67-00W 85.0 feet to an iron pin, joint rear of Lots 21 and 22; thence running with the joint line of said lots, N21-04E 159.2 feet to an iron pin, joint front corner of Lots 21 and 22, southern side of Devenger Road; thence running with the southern side of Devenger Road S65-36E 95 feet point and place of beginning.

This being the same property conveyed to Mortgagor herein by deed of Governor's Square Associates dated July 1, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1061 at page 373.

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