



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

M. G. Proffitt, Inc., a South Carolina corporation with its principal place of business in Greenville, S. C., (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

Twenty Thousand and No/100----- (\$ 20,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Forty-Three and 29/100---- (\$ 143.29) 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 20 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 such 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, in the City of Greenville, being known and designated as the rear portions of Lots 34, 35 and 36 as shown on a plat of the Lewis Property (known as Park Hill) recorded in Plat Book I at Page 36 and being more particularly described according to a plat of the property of N. J. and Ann P. Helms recorded in the R. M. C. Office for Greenville County in Plat Book AA at Page 102 as follows:

"BEGINNING at an iron pin in the north side of Aberdeen Drive at the intersection of Aberdeen Drive and Sevier Street Extension east, which pin is situate on the eastern side of a 5-foot screen as shown on said plat and running thence along the northern side of Aberdeen Drive, S. 65-55 E. 80 feet to an iron pin; thence through Lots 34, 35 and 36, N. 28-50 E. 185.4 feet to an iron pin; thence N. 69-46 W. 80 feet to an iron pin in the east side of said 5-foot screen; thence along the line of said screen, S. 29-02 W. 180.1 feet to the beginning corner, together with all the right, title and interest of the mortgagor corporation, if any, in and to the 5-foot screen referred to; being the same conveyed to the mortgagor corporation by Frances W. Ivey by deed dated March 30, 1965 recorded in the R. M. C. Office for Greenville County in Deed Vol. 770 at Page 430."

For Modification & Amendment see R. M. C. Book 995 Page 293
See R. M. C. Book 1347 Page 572

SATISFIED AND CANCELLED OF RECORD
6 DAY OF May 1976
Dorrieal Tankard
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:25 O'CLOCK P. M. NO. 28613

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 38 PAGE 369