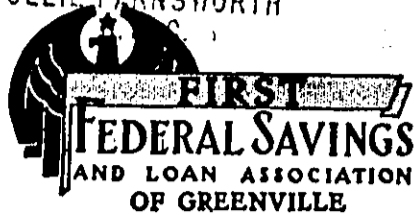


OCT 12 10 54 AM '70

OLLIE FARNSWORTH



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Lane Apartments, 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

Thirteen Thousand Five Hundred and No/100--b----- (\$13,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note contains 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 installments of One Hundred Thirty

Nine and 35/100--b----- (\$139.35) 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 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, near the City of Greenville at the southeastern corner of the intersection of Donnan Road and Dove Lane and known and designated as Lot 159 of a subdivision known as Super Highway Homesites, plat of which is recorded in the RMC Office for Greenville County in Plat Book P, at Page 53, and according to said plat has the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Donnan Road at the joint front corner of Lots 1 and 159 and running thence with the joint line of said Lots S. 88-0 E. 182.5 feet to an iron pin; thence running N. 6-40 E. 140 feet to an iron pin; thence running N. 22-07 W. 190 feet to an iron pin on the southern side of Dove Lane; thence running with the southern side of said Lane S. 78-40 W. 95 feet to an iron pin at the intersection of said Lane with Donnan Road, which intersection is curved, the chord of which is S. 40-20 W. 39.1 feet, to an iron pin on the eastern side of Donnan Road; thence running with the eastern side of said Road S. 2-0 W. 260 feet to an iron pin, the point of beginning.

ALSO:

All those certain pieces, parcels or tracts of land, situate, lying and being on the north side of East North Street Extension (Old Spartanburg Road), near the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Tracts 4 and 5 on plat of Multiple Duplex Housing for O. B. Godfrey by Carolina Engineering & Surveying Co. dated January 14, 1970, recorded in the RMC Office for Greenville County in Plat Book UUU, at Page 143, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin N. 13-30 E. 200 feet from the northern side of East North Street Extension (Old Spartanburg Road), at the western corner of rear lot line of Lot No. 3, and running thence N. 13-30 E. 321.5 feet to an iron pin; thence running due East 144.9 feet to an iron pin; thence running S. 5-55 E. 180 feet to an iron pin in line of Lot 4; thence running S. 7-16 E. 102.5 feet to an iron pin, joint corner of Lot 1 and 4; thence along the rear line of Lot 1 S. 80-39 W. 110 feet to an iron pin, joint rear corner of Lots 1 and 2; thence running S. 80-39 W. 55.3 feet along the line of Lot 2 to an iron pin on the eastern edge of 25 foot right-of-way, corner of Lot 2; thence S. 57-47 W. 35.7 feet to an iron pin on the western side of said right-of-way, corner of Lot 3; thence along the rear line of Lot 3 N. 76-30 W. 60 feet to the point of beginning. Page 1