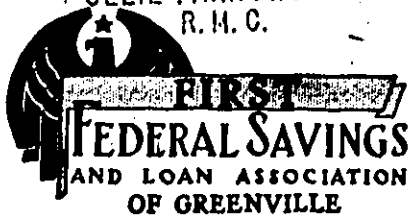


GREENVILLE CO. S. C.

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BOOK 1214 PAGE 577

OLLIE FARNSWORTH  
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

J. A. TRAYNHAM AND CAPER HOUSE, 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

Forty Thousand and NO/100THS Dollars----- (\$ 40,000.00.)

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 as the rate or rates therein specified in installments of Three Hundred

Eighty-One and 27/100THS Dollars----- (\$ 381.27 ) 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 15 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 ~~near the Northwestern corner of the intersection of Augusta Road (U.S. Highway 25) and White Horse Road (S.C. Highway 250), near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the greater portion of Lot No. 7, as shown on plat entitled "Property of Alma Eunice Jones", dated August, 1942 prepared by W. J. Riddle, R. S., and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book M. at page 81, and having according to a more recent plat prepared by Campbell and Clarkson Surveyors, Inc., dated August 12, 1971, the following metes and bounds:~~

BEGINNING at an iron pin on the Northwestern side of Augusta Road (U.S. Highway 25), said iron pin being 100 feet from the Northwestern corner of the intersection of Augusta Road (U.S. Highway 25) and White Horse Road, (S.C. Highway 250), and running thence N. 36-26 E. 78.8 feet to an iron pin on the Northwestern side of Augusta Road; thence N. 38-54 W. 125 feet to an iron pin; thence S. 42-16 W. 175.75 feet to an iron pin on the Northeastern side of White Horse Road; thence with the Northeastern side of White Horse Road S. 38-11 E. 41.1 feet to an iron pin on the Northeastern side of White Horse Road; thence N. 89-17 E. 124. feet to the point of beginning.

This is a portion of the property conveyed to J. A. Traynham by deed of Alma Eunice Jones, dated November 13, 1944, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 271 at page 149.

(CONTINUED ON RIDER ATTACHED HERETO)