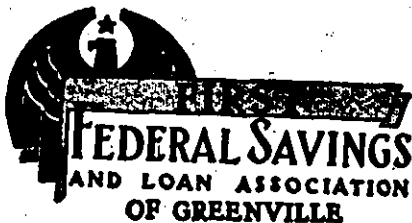


FILED
GREENVILLE CO. S. C.

FEB 21 2 00 PM '72

OLLIE FARNSWORTH
R. M. C.

BOOK 1230 PAGE 253



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JHJ CORPORATION

(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

Four Hundred Seven Thousand Eight Hundred and No/100 ---- (\$ 407,800.00)

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 **principal due five years from** date or pursuant to release clause, with interest payable semi-annually, 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 **5** 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 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, lying and being in the State of South Carolina, County of **Greenville, being 145 lots described as** follows:

Lot Numbers 1, 11 and 12 on plat entitled "Berea Forest, Section I", recorded in Plat Book 4N at Page 45 in the RMC Office for Greenville County; also, Lot Numbers 16 through 81 on plat entitled "Berea Forest, Section II", recorded in Plat Book 4N at Pages 76 & 77 in the RMC Office for Greenville County, also Lot Number 83 of the same plat, also Lot Numbers 86 through 114 of the same plat; also Lot Numbers 116 through 148 of the same plat, and, also Lot Numbers 150 through 162 of the same plat.

The Mortgagee agrees to release any of the above lots upon payment to the Mortgagee by Mortgagor of the sum of \$3,200.00 or a sum equivalent to 70% of the sale price of each lot released, whichever is greater.