

FILED  
GREENVILLE CO  
SEP 1 2 34  
ELIZABETH RIE  
R.M.C.  
**FIRST  
FEDERAL SAVINGS  
AND LOAN ASSOCIATION  
OF GREENVILLE**

**State of South Carolina**

COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

REAL ESTATE FUND INVESTMENT TRUST

(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

TWO HUNDRED THIRTY THOUSAND AND NO/100 ----- (\$ 230,000.00.)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 TWO THOUSAND

ONE HUNDRED NINETY EIGHT AND 02/100--- (\$ 2,198.02) 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 in the State of South Carolina, County of Greenville, in the City of Greenville, consisting of 3.60 acres, more or less, on the northeastern side of the right of way of the C. & W. C. Railway Company near Jamison Road and Greenville Municipal Airport, as shown on a plat entitled "C. & W. C. Ry., East Greenville, S.C.", recorded in the RMC Office for Greenville County in Plat Book EE at page 131 and described as follows:

BEGINNING at an iron pin at a point 269 feet Northeastwardly, measured at right angles, from the Southwestern boundary line of the tract of land conveyed to C. & W. C. Railway Company by J. A. Adams, by his deed dated March 1, 1913, and recorded in the RMC Office for Greenville County in Deed Book 24 at page 401, said point being 100 feet Northeastwardly, as measured radially, from the center line of the main tract of said Railway Company, said iron pin also being the Southeastern corner of a strip of land, 60 feet in width, used for street purposes under Agreement dated April 17, 1953; between the said Railway Company and the City of Greenville, S.C. (which Agreement is recorded in the RMC Office for Greenville County in Deed Book 489 at page 339) and running thence North-westwardly along the Eastern line of said street 756.4 feet, more or less, to an iron pin at the intersection of the Eastern line of said 60 foot street with the Southern line of a 40 foot street covered by said Agreement between said Railway Company and the City of Greenville; thence Southeastwardly along the Southern line of said 40 foot street, a distance of 212.9 feet, more or less, to an iron pin located at the intersection of the Southern line of said 40-foot street with the Western line of a second 60-foot street covered by said Agreement between said Railway Company and the City of Greenville; thence Southeastwardly along the Western line of said 60-foot street 883.3 feet, more or less, to an iron pin located 100 feet Northeastwardly, as measured radially, from the center line of the main tract of said Railway Company; thence Westwardly, concentric with and 100 feet from said center line, 291.7 feet, more or less, to the point of beginning. Also, all the right, title and interest of the mortgagor in and to a 40 foot strip lying north and adjacent to the premises herein conveyed.