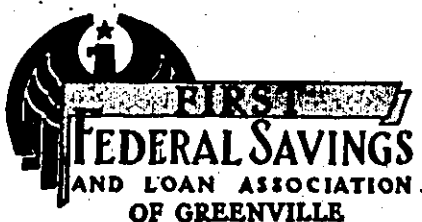


FILED
GREENVILLE CO. S. C.

OCT 13 3 47 PM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1253 PAGE 213



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Premier Investment Co., 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

Fifty-five Thousand and no/100

(\$ 55,000.00)

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 installment of

on or before three years from date ~~(or)~~ ~~Dollars, as evidenced by the 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 installment of~~

Said interest to be computed and paid quarterly, with the first such interest payment being due January 1, 1973.

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, bounded by Stevenson Road, Sunrise Drive, and Taylors Road, and having the following metes and bounds;

Beginning at point in the center of Taylors Road at the intersection of Stevenson Road; thence with center of Stevenson Road, N69-15 E 1155 feet to an iron pin; thence N 20-45 W 367.7 feet to an iron pin; thence with center of Sunrise Drive, S 69-30 W 1257 feet to an iron pin in center of Taylors Road; thence with said Road, the center as the line, S 53-21 E 100 feet, S 44-05 E 100 feet, and S 24-33 E 200 feet to the beginning corner.

LESS, HOWEVER, those portions of the above property as previously conveyed by deeds recorded in Deed Book 909 at page 103, Deed Book 889 at page 627, Deed Book 501 at page 306, Deed Book 455 at page 534, and Deed Book 889 at page 2.

Being the identical property conveyed to the mortgagor by deed of Loyd G. Boyer and Alonzo DeBruhl on even date herewith.

This property has been subdivided into 21 lots as shown on plat of Sunrise Terrace prepared by Piedmont Engineers & Architects, recorded or to be recorded in the RMC Office for Greenville County, and the mortgagee agrees to release any of said lots on the payment of the sum of \$3,250.00 on principal by the mortgagor for each lot to be released.