



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

M & M Construction Company, Inc., a South Carolina corporation with its principal place of business in Greenville, S. C. (hereinafter referred to as Mortgagor) (SEND(S) CHECK FINCS-

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

Seventeen Thousand, Three Hundred and No/100----- (\$ 17,300.00)
August 14, 1972

Dollars, as evidenced by Mortgagor's promissory note of ~~XXXXXX~~ 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

One Hundred Twenty-Two and 10/100----- 7¢ 122.10) 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 29 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 Mortgage, 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, on the east and south side of Coleman Drive, and being known and designated as Lot 119-A on plat made by Jones Engineering Service entitled Property of M & M Construction Co. dated November 6, 1972, recorded in the R. M. C. Office for Greenville, S. C. in Deed Book 962 at Page 545 ; also shown as an unnumbered lot located between Lots 88 and 119 on plat of a subdivision known as Coleman Heights, which plat was made by Terry T. Dill, February 1958, and recorded in the R. M. C. Office for Greenville, S. C. in Plat Book RR at Page 115 and having, according to the first mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Coleman Drive at the joint corner of Lots 88 and 119-A and runs thence along the line of Lot 88, N. 67-47 E. 191.1 feet to an iron pin; thence S. 18-13 W. 147 feet to an iron pin in the center of a branch; thence along the center of said branch, the traverse line being N. 68-40 W. 224 feet, more or less, to an iron pin in the center of said branch; thence S. 38-48 E. 119.7 feet to an iron pin; thence along the line of Lot 50, S. 72-19 W. 142.7 feet to an iron pin; thence along the line of Lots 120 and 121, S. 68-37 W. 246.9 feet to an iron pin; thence along the line of Lot 119, N. 23-18 W. 81 feet to an iron pin; thence continuing along the line of Lot 119, N. 68-52 W. 75 feet to an iron pin; thence continuing along the line of Lot 119, N. 81-01 W. 75 feet to an iron pin on the south side of Coleman Drive; thence with the curve of Coleman Drive (the chord being N. 68-17 E. 142 feet) to an iron pin; thence continuing with the curve of Coleman Drive (the chord being N. 6-10 W. 100 feet) to the beginning corner;