1 1-10 20-8-21



## State of South Carolina

COUNTY OF

**GREENVILLE** 

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

PROFIT SHARING PLAN OF PIEDMONT E.N.T., P. A.

chereinafter 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 Theremafter referred to as Mortgagor in the full and just some of

TEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS

(\$ 10,900.00 }

Dollars as evidenced by Mortgagor's promissory note of even date horowith which note does not contain a provious for escalation of interest rate paragraphs 9 and 10 of this nextgage 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

Seven and 33/100

15 107.33

16 Dollars each on the first day of each month hereafter in a lyance, 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

16 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereinder shall be past due and impaid 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 supplictions set out in this mortgage, the whole amount due thereinder 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 Mortgager to the Mortgager's account, and also in consideration of the sum of Three Dollars (\$6,00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 ats 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

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the County of Greenville, in Greenville Township, State of South Carolina, and being on the South side of Arlington Avenue (Formerly Garlington Street), in Ward Five of the City of Greenville, and being designated as Lot No. 5 in Block B, as shown on plat of Pendleton Street Realty Association, recorded in the R.M.C. Office for Greenville County in Plat Book A, page 122 and page 123; and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Arlington Avenue 200 feet from the Southwest corner of Sumner Street and Arlington Avenue, N. 72-85 W. 50 feet to an iron pin; corner of Lot No. 6; thence with line of Lot No. 6, S. 15-15 W. 197 feet 8 inches to an iron pin; then S. 72-85 E. 50 feet to an iron pin, corner of Lot No.4; thence with line of Lot No. 4, N. 15-15 E. 196, 1 inch to beginning corner on Arlington Avenue.

This is the identical property conveyed to the Mortgagor herein by Deed of Joseph Leighton Saunders and Carol A. Saunders dated February 11, 1975, and recorded of even date herewith.





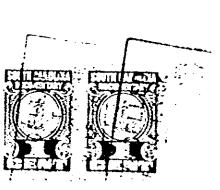












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