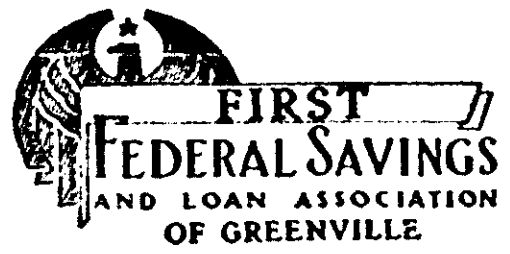


FILED  
GREENVILLE CO. S.C.  
MAY 11 3 51 PM '71  
CLERK S. T. HARRIS JR.  
R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Top Development Co., Inc.

Hereinafter referred to as Mortgagee. SENDS GREETINGS.

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE SOUTH CAROLINA hereinafter referred to as Mortgagor, in the full and true sum of

Thirty-six Thousand and no/100----- (\$ 36,000.00 )

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which 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 at the rate or rates thereon specified in installments of

Two Hundred Eighty-nine and 67/100---- \$289.67 Dollars each on the first day of each month hereafter on a yearly basis, the principal sum with interest has been paid out. All such payments to be applied first to the payment of interest computed monthly on unpaid principal balance, and then to the payment of principal with the last payment of red sooner

paid to be due and payable 30 years after date, and

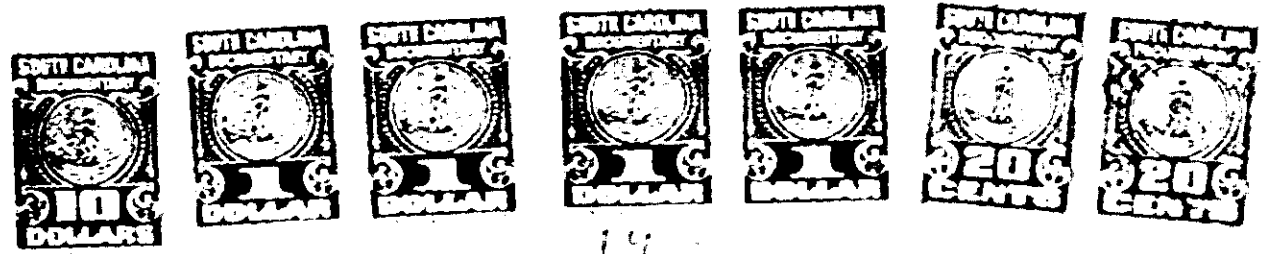
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days or more, there shall be due to the Mortgagor, and also by any law or the Charter of the Mortgagee, or any state or local act or ordinance, the whole amount due thereon, which 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 collateral given to secure same, for the purpose of collecting said principal sum and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter be included in the Mortgagee for such further sums as may be advanced to the Mortgagee's association for the payment of taxes, insurance, premiums, repairs or for any other purpose.

NOW KNOW ALL MEN, that the Mortgagee is a duly organized and valid legal entity, and that the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's association, and also the consideration of the sum of Three Dollars (\$3.00) to the Mortgagee as hereon well and truly paid by the Mortgagee, as evidenced by the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, released, and by these presents does grant, convey, sell and release unto the Mortgagee its association and assigns the following piece of real estate:

All that certain piece, parcel or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, being and being in the State of South Carolina, County of Greenville, on the eastern side of Meredith Lane, in the City of Greenville, being shown and designated as lot no. 52 on a final plat of Henderson Forest, made by Campbell and Clarkson, Surveyors Inc., dated June 9, 1971, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-R, Page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Meredith Lane at the joint front corner of lots nos. 51 and 52 and running thence along the common line of said lots S. 83-46 E., 123.45 feet to an iron pin; thence S. 5-22 W., 80 feet to an iron pin at the joint rear corner of lots nos. 51 and 52; thence along the common line of said lots N. 83-46 W. 124.6 feet to an iron pin on Meredith Lane; thence along the eastern side of Meredith Lane, N. 6-14 E. 66 feet to an iron pin, the point of beginning.



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