

FILED
GREENVILLE CO. S. C.

JUL 19 2 40 PM '76

DONNIE S. TANKERSLEY
R.H.C.



BOOK 1373 PAGE 103

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

VENTURES, A Partnership,

(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

SEVENTY-FIVE THOUSAND AND NO/100----- (\$ 75,000.00)

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 installments of SIX HUNDRED

EIGHTY-SIX AND 91/100----- (\$ 686.91) 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 20 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

ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, near Pelham, S. C. and lying on the north side of the Pelham Road, designated as Tract No. 6 on plat of property recorded in Plat Book W, Page 149, by Dalton & Neves, Dec. 1949, and containing five (5) acres, and having the following metes and bounds, to-wit:

BEGINNING at the joint corner of tracts 5 and 6 on the Pelham Road, and thence dividing said tracts N. 20-30 E. twelve hundred twenty-five (1225) feet to an iron pin on the DeCamp line, joint rear corner of Nos. 5 and 6; thence with the DeCamp line S. 56-11 W. two hundred fifty-four and three tenths (254.3) feet to an angle; thence still with the DeCamp line S. 67-03 W. one hundred (100) feet to the corner of Tract No. 7; thence dividing Nos. 6 and 7 tracts S. 19-13 W. nine hundred forty-seven and six-tenths (947.6) feet to an iron pin on the said Road; thence therewith S. 68-54 E. two hundred (200) feet to the beginning corner; and bounded north and northeast by DeCamp; east and southeast by Tract No. 5; south by said road, and west and northwest by Tract No. 7.

Derivation: Deed Book 1035, Page 239.

ALSO:

ALL that certain piece, parcel or lot of land, situate, lying and being in Butler Township, in Greenville County, South Carolina, lying on the northerly side of Pelham Road and being shown and designated as Tract 7 on a plat of property of Lizzie Griffith, by Dalton and Neves, December, 1949, being recorded in Plat Book W at Page 149 in the RMC Office for Greenville County, South Carolina, and containing 5.5 acres, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Tracts 8 and 7 on the northerly side of Pelham Road and running thence N. 11-39 E. 770.8 feet to an iron pin; thence running N. 86-23 E. 286 feet to an iron pin; thence, crossing a branch, N. 67-03 E. 90.7 feet to an iron pin; thence running along the joint line of Tracts Nos. 6 and 7 S. 19-13 W. 947.6 feet to an iron pin on Pelham Road; thence running along said Pelham Road N. 67-26 W.

4328 RV-23