

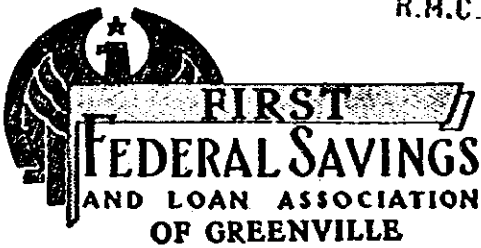
GREENVILLE CO. S. C.

JUL 21 4 03 PM '76

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1373 PAGE 308

MAIL TO
GADY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

PELHAM GALLERIES, LTD.

(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 One Hundred Twelve Thousand Five Hundred and No/100----- (\$ 112,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not have 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 Thousand Four Hundred Fifty-Five and 74/100----- (\$ 1,455.74) 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 10 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;

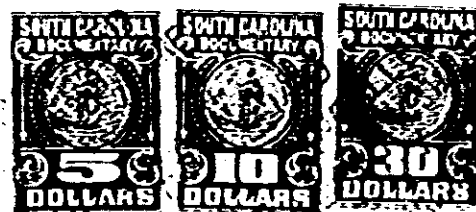
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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, being shown as Parcel "B", consisting of 1.15 acres, more or less, on a plat prepared for Pelham Interstate Joint Venture by Enwright Associates, dated February 16, 1973, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the right of way at Pelham Road at the joint front corner property conveyed herein and property now or formerly of Central Realty Co. and running thence S. 88-55 E. 100 feet to an iron pin on the right of way of Pelham Road; thence continuing with the right of way S. 4-39 E. 7 feet to a right of way monument; thence continuing N. 88-31 E. 46.56 feet to an iron pin; thence continuing N. 85-20 E. 83.4 feet to an iron pin; thence turning and running S. 67-17 E. 43.9 feet with the right of way of Interstate Court to an iron pin; thence turning and running with the right of way of said street S. 38-44 E. 152 feet to an iron pin at the corner of property now or formerly known as Parcel "A"; thence turning and running with the line of Parcel "A" S. 51-16 W. 200 feet to an iron pin; thence turning and running with the property now or formerly of Central Realty N. 38-44 W. 335.3 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed from Pelham Interstate Joint Venture recorded in the R.M.C. Office for Greenville County in Deed Book 1034, Page 778.

The above described property was recorded in the R.M.C. Office for Greenville County in Plat Book 4X, Page 40.



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