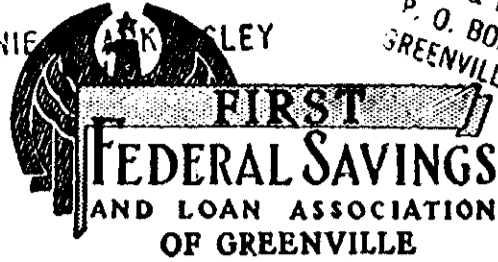


First Federal Savings & Loan Association
P. O. Drawer 408
Greenville, S.C. 29602

FILED GREENVILLE CO. S. C.
JUL 25 2 56 PM '77
DONNIE A. K. CLEY

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

1405 PAGE 18



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

HUGH Z. GRAHAM, JR.

(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 Sixty-Four

Thousand and No/100-----(\$ 64,000.00)

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 Five Hundred

Thirty-Seven and 09/100-----(\$ 537.09) 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 .25 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:

those office units

All ~~the~~ certain ~~pieces 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 known as Unit 10 and Unit 11 of WILLIAMS AT NORTH, HORIZONTAL PROPERTY REGIME and being more fully described by reference to the Master Deed of Williams at North establishing said horizontal property regime, dated June 14, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1001, Pages 301 through 354.

ALSO all the rights, privileges and common elements appertaining to the above described office units set forth in said Master Deed and By-Laws of Williams at North, Horizontal Property Regime.

This is the same property conveyed to the mortgagor herein by deed from Landell Properties, A Limited Partnership dated April 29, 1976, recorded in the R.M.C. Office for Greenville County in Deed Book 1035, Page 560.

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