

Mortgagee's Address: 301 College Street, Greenville, South Carolina



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Howard M. Jones and Marjorie T. Jones

(Hereinafter referred to as Mortgagee) (SEND(S) GREETINGS:

WHEREAS, the Mortgagee 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

Twenty Three Thousand, One Hundred and No/100----- (\$ 23,100.00 ..)

Dollars as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of

One Hundred Seventy Six and 39/100----- (\$ 176.39 ) 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 Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose,

NOW KNOW ALL MEN That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced to the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee 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

All that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 44 of Bridgeview II Horizontal Property Regime as is more fully described in Master Deed dated August 9, 1974, and recorded in the RMC office for Greenville County in Deed Volume 1004 at pages 647 through 703 inclusive, and survey and plat plan recorded in the RMC Office for Greenville County in Plat Book 5F at page 69.

Only Units 41 through 56 of said Horizontal Property Regime have been constructed and Project 20, Inc., the developer of Bridgeview II, Horizontal Property Regime does not intend to complete Units 57 through 76, and has released its interest in the development and the land on which said Units were to be constructed is "General Common Elements" owned by all Unit Co-owners of Bridgeview II Horizontal Property Regime, and the club house, swimming pool, tennis courts and recreational area for the development is owned by a non-profit corporation known as Bridgeview Recreation Association, Inc., and that these facilities are for the use and benefit of both Bridgeview II, Horizontal Property Regime and Bridgeview I, Horizontal Property Regime and that the Co-owners of each Regime have one-half of the memberships of Bridgeview Recreation Association, Inc. and the Co-owners of Bridgeview II are responsible for one-half of the assessments and the Co-owners of Bridgeview I are responsible for the other one-half of the assessments for the Recreation Association. The above property is subject to the restrictions and covenants and agreements set out in the above Master Deed and by the acceptance of this deed the trantees herein agree to be bound by said restrictions, covenants and agreements.

This being the same property conveyed unto the Mortgagees herein by deed from First Federal Savings and Loan Association of Greenville, S.C., of even date, to be recorded herewith.

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