



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

----- DEE SMITH CO., INC. -----

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgage is well and truly indented unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Thirty-Four

Thousand and no/100 ----- (\$ 34,000.00)

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 at the rate or rates therein specified in installments of Two Hundred

Seventy-Three and 58/100 ----- \$ 273.58) 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 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 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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee has heretofore been subjected 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 Mortgagee, 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 Mortgagee as hereinafter set out, well and truly paid by the Mortgagor, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the full and undivided real estate

All that certain parcel, part of a 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, lying on the southern side of Devenger Road, being shown as Lot 20, on plat of Governor's Square, with said plat being recorded in the RMC Office for Greenville County in Plat Book 5P at Page 8, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, southern side of Devenger Road, joint front corners of Lots 20 and 21, running thence with the joint line of said lots, S15-39W 159 feet to an iron pin, joint rear corners of said lots; thence N58-43W 90 feet to an iron pin, joint rear of Lots 19 and 20; thence running with the joint line of said lots N5-32E 132.5 feet to an iron pin, located on the southern side of Devenger Road, thence running with the said Devenger Road S76-37E 110.1 feet to an iron pin, point and place of Beginning.

This being the same property conveyed to Mortgagor herein by deed of Governor's Square Associates dated July 1, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1061 at page 373 .

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