

Box 408, Greenville, S. C. 29.02

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GREENVILLE CO. S. C.  
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CONNIE S. TANKERSLEY  
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Premier Investment Co., Inc.

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

WHEREAS, the Mortgagor is well and truly indebted into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of **Ninety Four Thousand Three Hundred Fifty and no/100**----- (\$94,350.00-- )

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 ~~XX~~ **quarterly**

~~----- Dollars each on the first day of each month thereafter to the extent that the principal sum with unpaid interest and other obligations hereunder are applied first to the payment of interest computed monthly on unpaid principal balance, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 18 months 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 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

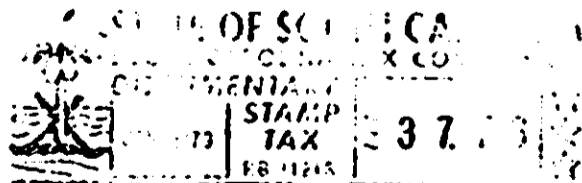
NOW KNOW ALL MEN, that the Mortgagor, in order to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor, and before the sealing 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 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 those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lot 103 on plat of Devenger Place, Section 4 and Lot 115 on Plat of Devenger Place, Section 4, recorded in Plat Book 6 H at page 24 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Devenger Road Land Company, a Partnership, by deed recorded herewith.

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