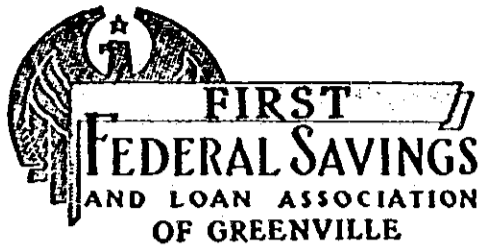


Box 408, Greenville, S. C. 29602

FILED  
OCT 31 9 52 AM '80  
DONALD W. HARRISLEY  
R.H.C.

BOOK 1494 PAGE 512



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JHJ Corporation

(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 **Thirty Seven**

**Thousand Six Hundred and no/100**----- (\$37,600.00)

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 as the rate or rates therein specified **installments of interest only payable**

**on advances monthly and the entire balance due and )-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 or until principal is done or until then to the payment of principal with the last payment, if not sooner paid, to be due and payable**----- years after date and **payable twelve months from date**

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

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 58 on plat of Berea Forest, Section 2, recorded in Plat Book 4 N at pages 76 and 77 and having the following courses and distances:

BEGINNING at an iron pin on Berea Forest Circle, joint front corner of Lots 58 and 59 and running thence with the joint line fo said lots, S. 77-51 W. 134.75 feet to an iron pin; thence along the rear line of Lot 58, N. 12-02 W. 90 feet to an iron pin; thence with the joint line of Lots 57 and 58, N. 77-51 E. 134.1 feet to an iron pin on Berea Forest Circle; thence with said Circle, S. 12-27 E. 90 feet to the point of beginning.

Being a portion of the property conveyed by Previews Unlimited, Inc., by deed recorded October 4, 1971 in Deed Book 926 at page 533.

OCT 31 1980 210

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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