BOOK 1307 PAGE 813

P.O. Drawer 408
Greenville, S. C. 29602

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

NELSON & PUTMAN BUILDERS, INC.

[illegible] SEND(S) GREETINGS:

WHEREAS, the Mortgagor [illegible] FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA [illegible] ------------------

Fifty-eight Thousand Four Hundred and No/100------------- --------- ($ 58,400.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate [illegible]

[illegible] xxxxxxxxxxxxxxmonthly installments in accordance with termsof said note; xxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx with the last payment, if not sooner paid, due and payable eighteen (18) months from date;

WHEREAS, said note further provides that [illegible] shall be past due and unpaid for a period of thirty days, or [illegible] any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole [illegible] shall at the option of the holder thereof, become immediately due and payable, [illegible] 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, [illegible] the sum of Three Dollars ($3.00) to the Mortgagor [illegible] the receipt whereof [illegible] release unto the Mortgagee, its successors and assigns, the following described real estate:

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 175 on plat of CANEBRAKE II, SHEET 1, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C, at page 69, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor by deed of College Properties, Inc. dated July 7, 1980, recorded herewith.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 23.36

CCO ----- JUL 16 80 223

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