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HORTON, DR. WOODY, HAGINS, WARD & JOHNSON, P.A.
Post Office Box 10167
Greenville, South Carolina 29603

SEP 1 9 1983

The State of South Carolina

PEACE-HAGOOD ASSOCIATES, A SOUTH
CAROLINA GENERAL PARTNERSHIP

BOOK 1526 PAGE 23

TO
Security
Federal Savings and Loan
Association

of South Carolina
P. O. Box 10148, Greenville, S.C. 29603
Mortgage Real Estate

I hereby certify that the within Real Estate Mortgage was filed for record in my office at 11:22 AM, o'clock on the 16th day of September, 1983, and was immediately entered upon the proper indexes and duly recorded in book 1626 of Real Estate Mortgage, Page 20.

Registry of Mesne Conveyance or Clerk of Court for _____ County, S.C.

\$ 300,000.00
Lot = 1.30 Acs Mills Ave. (US 29)

(continued)

the Northwestern side of Mills Avenue (Business U. S. 29); thence with the Northwestern side of Mills Avenue (Business U. S. 29), S. 53-52 W. 169.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Southern Bank and Trust Company, as Executor and Trustee under the Will of Mary Mills Roberson, dated September 15, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1196, at Page 391, on September 16, 1983.

The Mortgagee herein agrees to release any numbered unit from the lien of the within Mortgage upon payment by the Mortgagor herein of the sum of Thirty-Seven Thousand Five Hundred and No/100 (\$37,500.00) Dollars per unit.

It is understood and agreed by the parties hereto that Mortgagor herein shall have the option to extend the term of the within Mortgage on the same terms and conditions contained herein for an additional period of six months through March 15, 1985.

The Mortgagor herein agrees that the terms and conditions of that certain Commitment Letter from the Mortgagee herein to Mortgagor dated September 12, 1983, are incorporated herein by reference and made a part of the within Mortgage. In connection herewith, it is specifically understood and agreed that a default by Mortgagor under the terms and conditions of said Commitment Letter shall constitute a default under the terms and conditions of the within Mortgage and the note secured thereby.

If all or any part of the above described property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage which does not relate to a transfer of rights of occupancy in the property, (b) a transfer by devise, descent or by operation of law upon the death of a partner of Mortgagor, or (c) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.

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