

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R.H.C.



State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE }
To All Whom These Presents May Concern:

M. G. Proffitt, Inc., a South Carolina corporation, with its principal place of business in Greenville, S. C. (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

Twenty-Six Thousand and No/100----- (\$ 26,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Two Hundred and 68/100----- (\$ 200.68) 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 25 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 a foreclosure action against the mortgaged premises, to-wit: rear line of that lot, N. 1-40 E. 110 feet to an iron pin at the rear corner of Lot No. 133; thence along the line of that lot, S. 88-20 E. 175 feet to an iron pin on the western edge of Chateau Drive; thence along the western edge of Chateau Drive, S. 1-40 W. 110 feet to the beginning corner; being the same conveyed to the mortgagor corporation by deed dated June 13, 1969, to be recorded herewith.

The mortgagor's promissory note referred to above, contains, among other things, a provision for an increase in the interest rate.

FILED
GREENVILLE CO. S. C.
AUG 13 10 31 AM '76
DONNIE S. TANKERSLEY
R.H.C.

4321

RECORDING FEE
\$ 1.05

AUG 13 '76

Cancelled
Donnie S. Tankersley
R.H.C.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S.C.

Witness: *[Signature]*
AUG 13 1976

Earle, Bozeman and Grayson, Attorneys

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