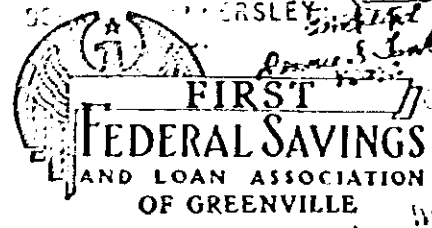


FILED
GREENVILLE CO. S.C.
4 4 55 PM '81
THE S. TANNERLEY
N.H.S.

GREENVILLE CO. S.C.
LAW OFFICES OF THOMAS C. BRISSEY, P.A.
JUN 23 10 52 AM '81

BOOK 74 PAGE 760

PAID SATISFIED #1446



Georgia G. Mith
President

P.O. No. 404
State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

35556 JUN 23 1981

200 a 22311801

To All Whom These Presents May Concern:

Oak Grove Village Investors

(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 Two Hundred Thirty Nine Thousand and No/100 (\$ 239,000.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not have 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 in installments of Two Thousand Three Hundred Six and 44/100 (\$ 2,306.44) 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 20 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 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,

0760

4325 RV-2