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

6778 FILED GREENVILLE, CO. S. C.
 30 3 00 PM '75

W. J. [Signature]
 ASST. Vice President

July 1 1973

Witness [Signature]
 [Signature]

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

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GR [Signature] 1971 PAGE 600
 FILED
 AUG 25 2 21 PM '83
 JOHN W. [Signature]
 R.H.C.

State of South Carolina
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Fairlane-Litchfield Company, Inc., a South Carolina corporation, same as
 Alex Kiriakides, Jr. and John Kiriakides
 Fairlane-Litchfield Co., Inc. (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
 Five Hundred Thousand and No/100 (\$ 500,000.00)

Dollars, as evidenced by Mortgagor'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 Six Thousand, Five Hundred, Thirty-eight and 55/100 (\$ 6,538.55) 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 7 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;

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

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