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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

REDMOND ENTERPRISES, A General Partnership

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIBST_FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CABOLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Forty Eight Thousand and No/100----- (\$ 48,000,00)

Dollars as evidenced by Mortzagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate aparagraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

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 Mortzagee, or any stipulations set out in this martgage, the whole amount due the reunder 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

WHEBEAS the Mortzagor may hereafter become indicated to the Mortzagoe for such further sums as may be advanced to the Mortzagor's account for the payment of taxes insurance premiums, repairs, or for any other purpose.

NOW KNOW ALL MEN. That the Mortzagor, in consideration of sail debt and to score the payment thereof and any further sums which may be advanced by the Mortzagor to the Mortzagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortzagor in hand well and truly paid by the Mortzagor at and before the scaling of these presents, the receipt whereof is briefly acknowledged, has granted, borgained, self-and released, and by these presents does grant, bargain, self-and release unto the Mortzagor, its successors and assigns, the following described real estate:

All that certain piece parcel or lot of had with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 28 on a plat entitled "Stratton Place", by Piedmont Engineers and Architects dated July 10, 1972, and recorded in Greenville County Plat Book 4R at pages 36-37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 28 and 29 on the right-of-way of Bridgeton Drive and running thence S. 25-50 W. 144.8 feet to an iron pin; thence turning and running S. 64-18 E. 170 feet to an iron pin on the right-of-way of Coventry Road; thence turning and running with the right-of-way of Coventry Road and Bridgeton Drive N. 25-42 E. 115 feet to an iron pin; thence N. 19-39 W. 35.1 feet; thence N. 65-00 W. 75 feet; thence N. 59-00 W. 70 feet to the point of beginning.

