Oct 10 4 02 PH '77

DONNIE S. TANKERSLEY

anny 1412 cor 498



## State of South Carolina

GREENVILLE COUNTY OF....

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

-----DAVIDSON ENTERPRISES, INC. -----

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagoe) in the full and just sum of FORTY-ONE

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

Thousand Six Hundred and no/100 -----

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

Thirty-four and 73/100 ----- (\$ 334.73) 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 30 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;

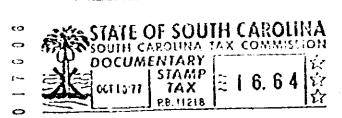
NOW. KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as the major portion of Lot 26 of a subdivision known as RIVER DOWNS, according to a plat thereof prepared by Piedmont Engineers, Architects and Planners, dated July 17, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4-R at Pages 75 and 76, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Shetland Way at the joint front corner of Lots 26 and 27, and running thence with the joint line of said Lots, S. 34-15 E. 140 feet to an iron pin at the joint corner of Lots 25 and 26; thence with the joint line of said lots, S. 56-52 W. 243.36 feet to an iron pin on the eastern side of Morgan Court; thence with the eastern side of Morgan Court, N. 26-33 W. 100 feet to an iron pin at the intersection of Morgan Court and Shetland Way; thence with the curvature of said intersection, the chord of which is N. 14-44 E. 37.58 feet to an iron pin on the southeastern side of Shetland Way, N. 56-00 E. 74.50 feet to an iron pin; thence continuing with Shetland Way, N. 51-59 E. 75 feet to an iron pin and N. 48-06 E. 52 feet to the point of beginning.

This conveyance is subject to all restrictions and easements of record.

This being the same property conveyed to Mortgagors by deed of South Carolina National Bank dated October 4, 1977, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1066 at page . Mcd Oct. 19, 1977. 490



Page 1

and the same of the same of

N )