301 College St. Greenville, S.C.

800x1504 FASI930

GREEN TOO.S.C.

JAMES TOO.S.C.



State of South Carolina

COUNTY OF GREENVILE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN A. BOLEN, INC,

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

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 fell and just sum of

Seventy-five Thousand, Two Hundred and No/100-----

(\$ 75,200.00)

Dollars, as evidenced by Mortgager'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

conditions), said note to be upaid with interest as the rate or rates therein specified in interest as required by ... -

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpuid 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 Mortgage, 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 bereafter 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 Mortzazor, in consideration of said delt and to secure the payment thereof and any further sums which may be advanced by the Mortzazor to the Mortzazor's account, and also in consideration of the sum of Three Dollars (\$100) to the Mortzazor in hald well and truly paid by the Mortzazor at and before the scaling 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 Mortzazor, its successors and assigns, the following described real estate:

All that extain piece, pared 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 Lot 177 of a subdivision known as Pebble Creek, Phase I, as shown on plat thereof recorded in the RMC Office for Greenville County, S.C. in Plat Book 5D at Pages 1-5, and having, according to said plat, such metes and bounds as appears thereon.

THIS being the same property conveyed to the mortgagor herein by deed of Pebblepart, Ltd., a South Carlina Liminted Partnership, of even date, to be recorded herewith.

ACCOMPANIES

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