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State of South Carolina

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Premier Investment 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 Sixty One

Thousand Eight Hundred Fifty and no/100----- (\$ 61,850.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a prevision 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 manufactors. three-years-from

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 itso 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 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 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

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 221 on plat of Devenger Place, Section 11, recorded in Plat Book 7C at page 91 and having such courses and distances as will appear by reference to said plat.

Also All those pixes, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lot 192 and 197 on plat of Devenger Place, Section 9, recorded in Plat Book 6 H at page 71 and having such courses and distances as will appear by reference to said plat.

Also: All those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lots 254 and 263 on plat of Devenger Place, Section 12, recorded in Plat Book 7 X at page 18 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Devenger Road Land Company by deed recorded herewith.

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Page 1