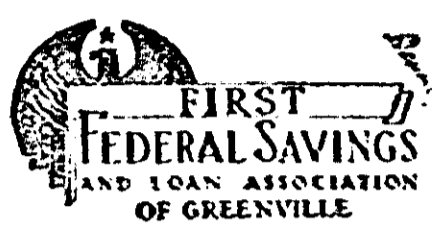


FILED
GREENVILLE CO. S. C.
MAR 11 3 03 PM '80
DORRIS S. HARRIS
R.M.C.

P. O. Box 408
Greenville, S. C. 29602
MAR 14 1980
70:17
1443 860



State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:
DAVIDSON ENTERPRISES, INC.

(Hereinafter referred to as Mortgage) (SEND(S) CALLINGS)

WHEREAS the Mortgage is well and truly indited into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgage) in the full and just sum of Thirty-nine Thousand Six Hundred and no/100ths \$39,600.00

Does not contain
provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said rate to be repaid with interest as the rate or rates therein specified with interest only from the dates of disbursement hereunder, to be computed and paid quarterly, with principal, if not sooner paid, to be due and payable 12 MONTHS 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 collections given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS the Mortgage may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose,

NOW KNOW ALL MEN That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) in the Mortgagee in hand well and truly paid by the Mortgagee at and before the making of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold and released, and in 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, as hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Saratoga Drive, being known and designated as Lot No. 133, as shown on a plat entitled CANEBRAKE I, made by Enwright Associates, Engineers-Surveyors, dated August 18, 1975, revised April 30, 1976, recorded in the HSC Office for Greenville County, South Carolina, in Plat Book 5-P at page 28, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Saratoga Drive, at the joint corner of lots Nos. 132 and 133, and running thence with the common line of said lots, S. 29-00 W., 135.00 feet to an iron pin; thence S. 62-51 E., 110.00 feet to an iron pin on the western edge of a future road; thence along the curve of the western side of said road, the chord of which is N. 20-41 E., 107.58 feet to an iron pin; thence with the intersection of said road with Saratoga Drive, N. 16-00 W., 35.36 feet to an iron pin on the southwestern side of Saratoga

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