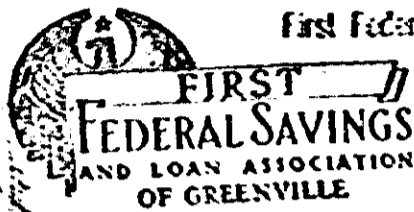


FILED
GREENVILLE, CO. S. C.
Apr 13 4 43 PM '74
DONNIE S. TANKERSLEY
R.F.C.

70 143
1307 744

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.



J. A. ...
1978
Witness *...*

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

32966

To All Whom These Presents May Concern:

ITI Enterprises, a General Partnership

(hereinafter referred to as Mortgagee)

WHEREAS, the Mortgagee 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

Ninety-Nine Thousand Five Hundred and No/100----- \$99,500.00

Dollars as evidenced by Mortgagee's promissory note of even date herewith which note does not include 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 repaid with interest at the rate or rates therein specified in installments of Eight Hundred

Thirty-five and 01/100----- \$35.01----- 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 said, to be due and payable 25 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 not 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee 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 to the Mortgagee in the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee on hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, and ordered, and by these presents does grant, bargain, sell and convey 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 the rear portion of Tract No. 5, on a plat of the PROPERTY OF CLARK JOHNSON, made by K. J. Riddle, Surveyor, dated February, 1966, and being shown on a more recent survey thereof made by Jones Engineering Service, dated January 29th, 1974, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a spike in or near the center of the Garlington Road, said spike being located 685 feet southeast of the intersection of the Garlington Road with Dublin Road and running thence, a new line through Tract No. 5, S. 39-38 E., 376.4 feet to an iron pin in or near a branch; thence with a branch as the line, the following traverse courses and distances, to-wit: N. 32-08 E., 267 feet to an iron pin, N. 55-04 E., 122 feet to an iron pin, N. 20-12 E., 99 feet to an iron pin, N. 34-15 E., 52 feet to an iron pin, N. 29-53 W., 55 feet to an iron pin, N. 9-53 E., 39 feet to an iron pin, N. 16-21 E., 69 feet to an iron pin, N. 12-48 E. 106 feet to a point in the center of said branch (black gum being located N. 36-00 W. 15 feet

REC'D
OFFICES
178 Main Street
Greenville, S. C. 29601

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