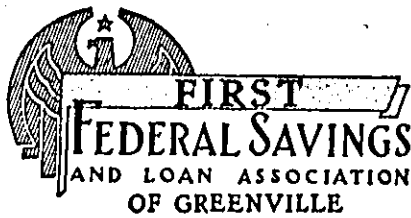


FILED
GREENVILLE CO. S. C.

MAY 22 1970

OLLIE FARKSWORTH
R. H. C.

BOOK 1181 PAGE 64



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN F. SIMPSON and CALLIE M. SIMPSON

(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

-----SIXTEEN THOUSAND FIVE HUNDRED & NO/100----- (\$ 16,500.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of ONE HUNDRED TWENTY-SEVEN & 35/100---- (\$ 127.35)
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 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 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 such 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, which is all of Lot 8, a portion of Lot 9, and an interest in a 30 foot proposed road, as shown on a plat of the property of James A. Cresswell and Bernice Cresswell prepared by L. C. Hill, L.S., dated October 5, 1955, and recorded in Plat Book "AAA", Page 135, which is shown on a subsequent plat prepared for Holland Reeves by Webb Surveying and Mapping Co., dated July 1, 1970, unrecorded, and which is described more particularly as follows.

BEGINNING at an iron pin on the northern side of Tall Oaks Drive, which is the northernmost point of the 30 foot proposed road, and running thence S. 25-W., 160 feet to an iron pin; thence S. 65-E., 145 feet to an iron pin; thence N. 25-E., 160 feet to an iron pin; and, thence N. 65-W., 145 feet to an iron pin, the point of beginning.

The warranty set forth hereinafter in this Mortgage Of Real Estate does not apply to that portion of the property which is the 30 foot proposed road as shown on the plat recorded in Plat Book "AAA", Page 135, and which is the westernmost 30 feet of the property described hereinabove. As to that property, this conveyance by way of Mortgage is made expressly subject to any and all outstanding interests in it, by virtue of the existence and recordation of the plat in Plat Book "AAA", Page 135, and by virtue of the sales and conveyances of other portions of the property shown on that plat.

Mortgagors mortgage to Mortgagee, its successors and assigns, by this Mortgage Of Real Estate, also, the non-exclusive right-of-way or easement, which Mortgagors own in common with Holland Reeves and Louise M. Reeves in and to the property described as follows.

ALL that certain piece, parcel, or lot of land which lies to the north of the property described hereinabove by metes and bounds, and which is described more particularly as follows.

THE MORTGAGOR'S PROMISSORY NOTE REFERRED TO ABOVE, CONTAINS, AMONG OTHER THINGS, A PROVISION FOR AN INCREASE IN THE INTEREST RATE.