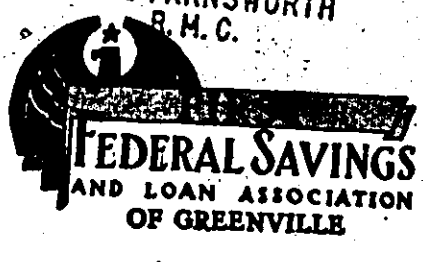


GREENVILLE, S. C.
MAR 27 2 38 PM '72
OLLIE FARNSWORTH
R. M. C.

BOOK 1226 PAGE 655



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Fletcher C. Barker, of Greenville County,

(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

Three Thousand, Five Hundred and No/100----- (\$3,500.00)

Dollars, as evidenced by Mortgagor'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 repaid with interest according to the terms of said note;

~~at the rate of interest set forth in said promissory note~~
I have read the foregoing mortgage and the promissory note and the same are correct and conform to the last payment, if not sooner paid, to be due and payable 1 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 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, City of Mauldin, in Cedar Terrace Subdivision, on the northern side of Thelma Drive, which is known and designated as Lot 15 of that subdivision and which is described more particularly according to a plat of that subdivision recorded in the Office of the R. M. C. for said County in Plat Book BBB at page 137, as follows:

BEGINNING at an iron pin on the northern side of Thelma Drive, joint front corner of Lots 14 and 15, and running thence N. 10-36 W. 166.9 feet to an iron pin; thence S. 75-46 W. 110 feet to an iron pin; thence S. 60-05 W. 17.5 feet to an iron pin; thence S. 26-40 E. 168.9 feet to an iron pin; thence N. 72-2e E. 19.8 feet to an iron pin; and thence N. 73-52 E. 60.2 feet to an iron pin, the point of beginning; being the same conveyed to me by Charles R. Vaughn and Mary T. Vaughn by their deed dated March 7, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 863, at Page 576.

This is a second mortgage and is junior in lien to that mortgage executed to the First Federal Savings and Loan Association of Greenville, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1119, at Page 425.