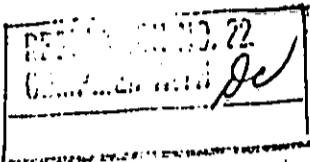


GREENVILLE CO. S. C.

MAY 31 12 42 PM '73

GERNIE S. TANKERSLEY
R.H.C.

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN W. SHELTON AND YVONNE H. SHELTON

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty Thousand and No/100-----

DOLLARS (\$ 30,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, October 1, 1998.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Southwestern side of Roper Mountain Road in Butler Township, being shown as 5 acres on a Plat of the Property of J. L. Bramlett made by C. O. Riddle RLS dated July, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book FF, page 438, and having according to a Survey for James P. McNamara made by Carolina Engineering & Surveying Co. dated September 7, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin in or near the center of Roper Mountain Road at corner of property formerly owned by King and now owned by the Greenville County School District and running thence along said line, S. 44-35 W. 670.5 feet to an iron pin; thence along the line of property owned by Esther Duncan, N. 41-12 W. 314.4 feet to an iron pin; thence along the line of property formerly owned by J. L. Bramlett, N. 41-30 E. 655.8 feet to an iron pin in or near the center of Roper Mountain Road; thence with Roper Mountain Road and following a line in or near the center thereof, S. 43-55 E. 350 feet to an iron pin, the beginning corner.

The within mortgage is junior in lien to a first mortgage covering the above described property given by the mortgagors herein to the mortgagee dated November 4, 1970 recorded on November 4, 1970 in the RMC Office for Greenville County, S. C. in Mortgage Book 1171, page 486 in the original sum of \$15,000.00. A default in the terms and conditions of