**State of South Carolina**COUNTY OF **GREENVILLE****MORTGAGE OF REAL ESTATE****To All Whom These Presents May Concern:****GARY H. COCHRAN**

(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 Mortgagor) in the full and true sum of**TWENTY THOUSAND THREE HUNDRED FORTY FOUR AND 51/100THS----- (\$20,344.51)**

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note contains a provision for escalation of interest rate. Paragraph 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 then specified in installments of **One Hundred Ninety-**

six and 60/100ths----- \$ 196.60 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, escapped monthly on unpaid principal balance, and then to the payment of principal if not sooner paid, to be due and payable **27** 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 Mortgagor, or any stipulation 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

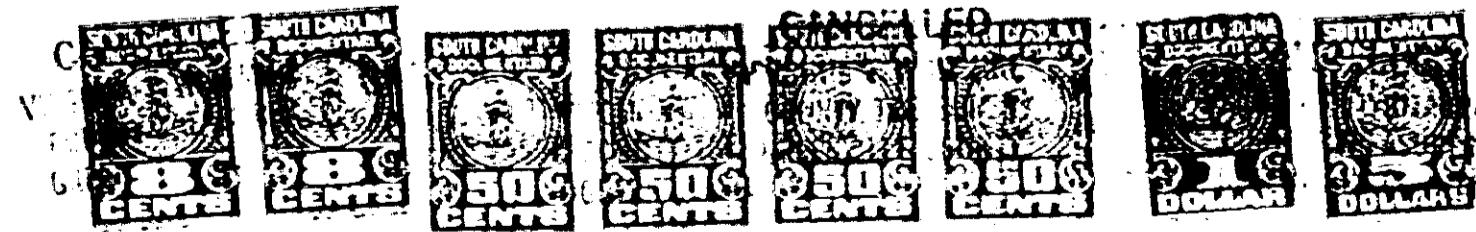
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for other purposes.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sum which may be advanced to the Mortgagor by the Mortgagor, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand, well and truly paid to the Mortgagor at and before the making of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and to these presents does grant, bargain, sell and release unto the Mortgagor 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 known and designated as **Lot No. 8 of Woodruff Road Heights Subdivision** on a plat entitled "Property of A. M. Bridges", prepared by Jones Engineering Service, November 17, 1970, located on the southern side of Lori Drive and the eastern side of Angie Lane, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 4-G at page 159 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Angie Lane at the joint front corner of Lots Nos. 7 and 8 and running thence with Angie Lane N. 17-00 E. 225 feet to an iron pin at the intersection of Angie Lane and Lori Drive; thence running with the curve of said lane and drive, the chord of which is N. 62-00 E. 35.4 feet to an iron pin on the southern side of Lori Drive; thence running with Lori Drive S. 73-00 E. 203 feet to an iron pin; thence continuing with Lori Drive S. 62-48 E. 72.6 feet to an iron pin; thence with the line of Lot No. 9 S. 37-45 W. 253 feet to an iron pin; thence with the line of Lot No. 7 N. 73-00 W. 210 feet to the beginning corner.

S. 8.16



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