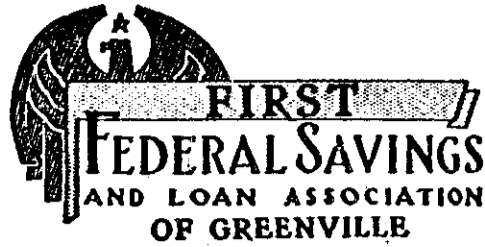


P.O. Number 406
Greenville, S.C. 29601

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DONNIE S. TANNERSLEY
R.M.C.



BOOK 1381 PAGE 232

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State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Charles R. Paxton, Jr. and Terri B. Paxton

(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

FIFTEEN THOUSAND AND NO/100 - - - - - (\$ 15,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not 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 as the rate or rates therein specified in installments of One Hundred and Thirty-Four and 96/100 - - - - - (\$ 134.96) 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 20 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

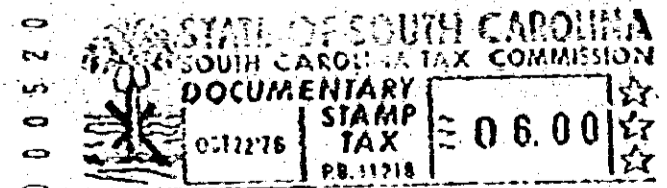
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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 situate, lying and being near the City of Greenville on the Northwest side of Brockman Avenue (now known as Darlington Avenue) at the joint front corner of Lots 29 and 30 on said plat, said pin being 60 feet in a Northeasterly direction from the point where the Northwest side of Brockman Avenue intersects with the Northeast side of Ethelridge Avenue and running thence along the line of Lot 30, N. 36-30 W. 191.1 feet to an iron pin on the East side of Belmont Avenue; thence along the East side of Belmont Avenue, N. 5-11 W. 17.4 feet to an iron pin; thence N. 88-08 E. 58.8 feet to an iron pin; thence with line of Lot 28, S. 36-30 E. 177.2 feet to an iron pin on the Northwest side of Brockman Avenue (now Darlington Avenue); thence with the Northwest side of Brockman Avenue (now Darlington Avenue) S. 53-30 W. 60 feet to the beginning corner.

This being the same property conveyed to Charles R. Paxton, Jr. and Terri B. Paxton by Alma Patterson (alson known as Alma Lee Patteron) by deed dated October 22, 1976 and recorded simultaneously with this mortgage on October 22, 1976.

The above described property is shown as LOT NO. 29 on plat of property of Ethel Y. Perry Estate made by W. J. Riddle Surveyor, September 1944 and recorded in the RMC Office for Greenville County in Plat Book B, at page 33.



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