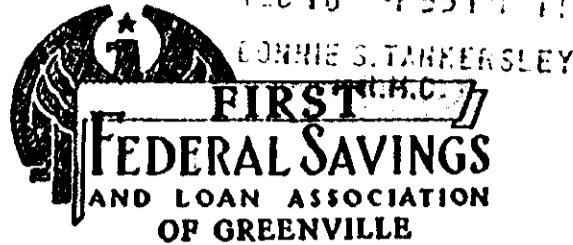


GREENVILLE CO. S. C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

DENNIS G. LYNN and HELEN G. LYNN

(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 **Thirty Four**

Thousand Six Hundred Fifty and no/100----- (\$ 34,650.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note 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 **Two Hundred**

Seventy Eight and 82/100----- (\$ 278.82) 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 **30** 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

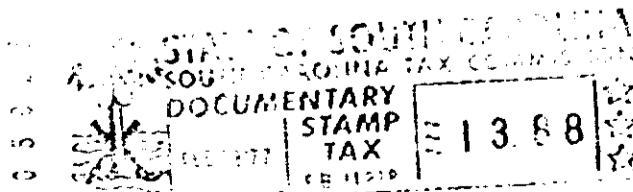
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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**, described as follows: **BEGINNING** at a nail and cap in the middle of Anderson Bridge Road at the joint front corner of the property of the Grantor and Emmie F. League, thence N. 34-00 E. 245 feet to an iron pin; thence, S. 76-47 E. 179.2 feet to an iron pin; thence, S. 33-32 W. 311.4 feet to a nail and cap in the center of Anderson Bridge Road; thence, N. 55-05 W. 170.3 feet to the beginning cap and nail. Reference is hereby made to a plat of the property of James A. and Robbie C. Summey, prepared by Tri-State Surveyors, John A. Simmons, R.L.S., recorded in the R.M.C. Office for Greenville County in Plat Book 5-I, Page 136, for a more complete and detailed description.

This property is subject to all restrictions, zoning ordinances, set-back lines, roadways, easements, rights-of-way of record, if any, affecting the above described property.

Derivation: This is part of the same property deeded to J.E. Summey by E. Inman, Master-In-Equity of Greenville County, recorded in Deed Book 159, Page 418, and by the heirs of Mary Louise Snow and H. A. Snow, recorded in Deed Book 595, Page 27, in the R.M.C. Office for Greenville County. This being the same property conveyed to James A. and Robbie C. Summey by deed of J.E. Summey, recorded in Deed Book 1011, Page 322, on December 5, 1974, R.M.C. Office for Greenville County.



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