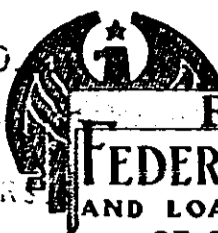


FILED  
GREENVILLE CO

APR 28 12 45 PM

EDWIN S. TINKERS  
S.H.C.



**FIRST  
FEDERAL SAVINGS  
AND LOAN ASSOCIATION  
OF GREENVILLE**

**State of South Carolina**

COUNTY OF Greenville

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

William J. Bouharoun and Patricia H. Bouharoun

(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 Two Thousand, Four Hundred and no/100ths--- (\$ 32,400.00 )

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 as the rate or rates therein specified in installments of Two Hundred

Sixty and 91/100ths (\$ 260.91 ) 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 25 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

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the East side of Grove Road and being known and designated as Lot No. 65 in Plat Book "C", at page 96, and having the following metes and bounds, to wit:

BEGINNING at a stake on the East side of Grove Road 127 feet, 3 inches from the corner of Catechee Avenue and Grove Road and running thence with Grove Road, South 18-48 West 60 feet, 3 inches to corner of Lot No. 64; thence with line of Lot No. 64, 193 feet to a 15-foot alley; thence with said alley, North 27-28 East 60 feet to a corner of Lot No. 66; thence with line of Lots 66 and 67, North 62-63 West 202 feet, 5 inches to the beginning corner.

Being the same property deeded by R. L. Waldrip to William J. Bouharoun and Patricia H. Bouharoun dated March 28, 1974 and recorded in Deed Book 996, Page 357, recorded April 1, 1974.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
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