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STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

We, Donald W. Elder and Rita M. Elder SEND GREETINGS

WHEREAS we the said Donald W. Elder and Rita M. Elder

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of NINETY-FIVE HUNDRED and no/100--- (\$ 9,500.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Eighty and 17/100--- (\$ 80.17) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder hereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That we the said Donald W. Elder and Rita

M. Elder

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to us the said

Donald W. Elder and Rita M. Elder

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

All that certain piece, parcel or lot of land, with all improvements thereon or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, being known and designated as Lot No. 7 in what is known as Lake View Heights, property of Mrs. Bessie Wood and I. M. Wood Estate, as shown on a subdivision and plat of same made by H. S. Brockman, Reg. Surveyor, dated November 2, 1959, said plat being of record in the R. M. C. Office for Greenville County in Plat Book RR, page 19, and having the following courses and distances, to-wit: Beginning at an iron pin in the eastern line of road leading to Pleasant Grove, joint front corner of Lots Nos. 6 and 7, and running thence along the line of said road, S. 14-09 W. 100 feet to an iron pin in line of property now or formerly owned by Carl Stack; thence along the Stack line, S. 72-46 E. 170 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence N. 12-31 E. 95 feet to an iron pin at the joint rear corner of Lots Nos. 6, 7, 8 and 9; thence N. 71-04 W. 167.6 feet to an iron pin at the beginning point. This is the same property which was conveyed to Ralph W. Mullinax and Derry R. Mullinax by E. Inman, Master for Greenville County, recorded in Deed Book 656, page 72 in the said R. M. C. office. And being the same property which was conveyed to mortgagors herein by Ralph W. Mullinax and Derry R. Mullinax by deed dated June 15, 1962, which deed will be recorded forthwith in the said R. M. C. office.