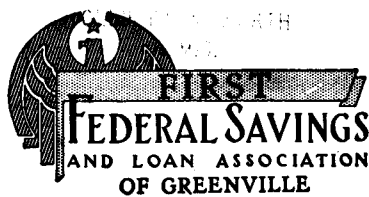


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BOOK 1020 PAGE 424



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Ben C. Sanders, of Greenville County,

(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

Fourteen Thousand and No/100----- (\$ 14,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Ninety and 21/100-----(\$ 90.21) 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 such 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, in Chick Springs Township, being known and designated as Lot No. 41 and a portion of Lot No. 42 of a subdivision known as Coral Ridge as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book XX, at Page 119, and having, according to a plat entitled "Survey for Ben Sanders" prepared by Piedmont Engineers & Architects, January 8, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Hastings Circle, joint front corner of Lots Nos. 40 and 41, and running thence along the eastern edge of Hastings Circle, following the curvature thereof, the chords being N. 16-24 W. 46.0 feet, N. 12-46 W. 44.0 feet, N. 6-55 W. 50.0 feet, and N. 4-35 E. 15.0 feet, to an iron pin at the corner of Lot No. 42; thence along the line of that lot, N. 85-03 E. 180.4 feet to an iron pin at the joint rear corner of Lots Nos. 35 and 36; thence along the rear line of Lot No. 36, S. 2-15 E. 95.6 feet to an iron pin at the joint rear corner of Lots Nos. 36 and 37; thence along the rear line of Lot No. 37, S. 6-26 E. 25.0 feet to an iron pin at the rear corner of Lot No. 40; thence along the line of that lot, S. 73-36 W. 165.1 feet to the beginning corner; being a portion of the property conveyed to me by

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

Luther G. Bolick
Vice President

April 20 1966

Witness Peggy Poag

SATISFIED AND CANCELLED OF RECORD

20 DAY OF April 1966

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:02 O'CLOCK P M. NO. 30135