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CLUB FORT WORTH
B.V.D.

BOOK 1044 PAGE 624



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

EDWARD L. SMALL & MARTHA J. SMALL

(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 Twelve

Thousand Two Hundred - - - - - (\$ 12,200.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate six and three-quarter percent (6-3/4%)
therein specified in installments of Ninety-Two and 77/100 - - - - - (\$ 92.77)
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 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 Paris Mountain Township, on the south side of Long Forest Drive, being known and designated as the western one half of Lot #38 as shown on plat of property of Nabors and Bridges, recorded in the R. M. C. Office of Greenville County in Plat Book O at page 195 and being more particularly described according to a survey of J. C. Hill dated July 18, 1952, as follows:

BEGINNING at an iron pin on the south side of Long Forest Drive, which pin is 1,094.55 feet from the intersection of Long Forest Drive and Old Buncombe Road, and in the center of the front line of Lot #38, and running thence through Lot #38 S.0-15 W. 290.1 feet to an iron pin; thence S. 67-43 W. 81.4 feet to an iron pin in the center of the city water right-of-way, as shown on the Hill survey; thence along the center of said right-of-way N.1-07 W. 320.5 feet to an iron pin on the south side of Long Forest Drive; thence with said drive S.89-45 E. 83.47 feet to the point of beginning.

From John A. Carson 1955 and recorded in Book 517, page 397. See restrictions Book 396, page 112. The deed otherwise is in order.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 42 PAGE 9

SATISFIED AND CANCELLED OF RECORD
29th DAY OF Sept. 19 76
Dannie S. TenKorley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:16 O'CLOCK P M. NO. 8592