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:

We, Eugene W. Adams and Virginia M. Adams, 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 ....

Thirty-Five Thousand, Five Hundred and No/100----- -----------($ 35,500.00___)

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 Eighty-Five and 65/100------($ 285.65   ) 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 collat-
erals 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, Austin Township, within the corporate
limits of the Town of Mauldin, being known and designated as Lot No. 2 of a subdivision
known as Glendale II, as shown on plat thereof recorded in the R. M. C. Office for
Greenville County in Plat Book OOO, at Page 55, and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Parsons Avenue, joint front corner
of Lots 1 and 2, and running thence along the north side of Parsons Avenue, S. 86-29 E.
149.1 feet to an iron pin at the joint corners of Lots Nos. 2 and 3; thence N. 10-58 W.
245.2 feet to an iron pin at the joint rear corner of Lots 2 and 4; thence N. 86-28 W.
approximately 82.7 feet to a point in a branch, joint rear corner of Lots 2 and 5;
thence along said branch approximately S. 16-51 W. approximately 20.2 feet to a point
in said branch, joint rear corners Lots 1 and 2; thence S. 3-31 W. approximately 218
feet to a point on the north side of Parsons Avenue, the point of beginning; being the
same conveyed to us by J. Odell Shaver by deed of even date, to be recorded herewith.

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