GREENVILLE CO. S.C.

DONNIE S. TANKERSLEY

1320 98

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:

LINDSEY REAL ESTATE CO., INC.

(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 -----NINETEEN THOUSAND TWO HUNDRED AND NO/100 ($ 19,200.00)

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 xxxxxxxxxxxxxxxxxxxx twe;ve (12) months from date , with interest to be computed and paid monthly xxxxxxxxxxxxxxxxxxxx

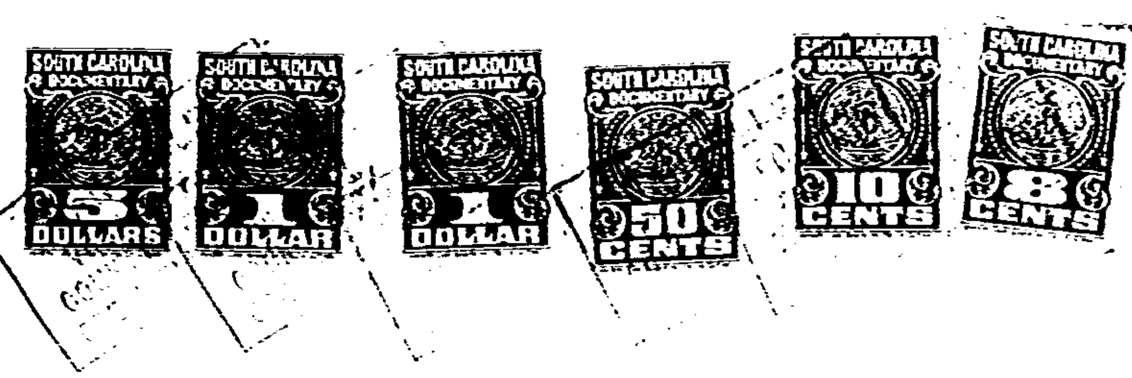
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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 Greenville, on the southeastern side of Sherman Lane being an unnumbered lot on a plat of property of OTIS DAVIS made by Carolina Engineering and Surveying Company, dated August 12th, 1968, recorded in the RMC Office for Greenville County, S.C. in Plat Book TTT, page 33, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Sherman Lane at the corner of property now or formerly owned by Lillian E. Adams, said beginning point being located approximately 502 feet west of the intersection of Sherman Lane with Old Augusta Road, and running thence S.29-00 E., 127 feet to a point at the corner of property now or formerly owned by James Ralph Cooley, et al; thence with the line of said lot, S. 61-05 W., 73.6 feet to the corner of property now or formerly owned by Eugene Youngblood; thence with the line of said property, N. 31-24 W., 110.9 feet to a point on the southeastern side of Sherman Lane; thence N. 49-18 E., 80 feet to the point of beginning.



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