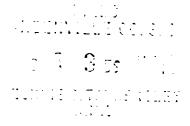
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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ZACK K. THOMASON AND ELAINE C. THOMASON

(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 Mertgagoe) in the full and just sum of

THIRTY THOUSAND EIGHT HUNDRED FIFTY AND 00/100----- (\$30,850.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note 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

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and impaid for a period of thirty days, or if there shall be any future to comply with and abide by any By-Laws or the Charter of the Mortgages, 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 Mortzagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes insurince premiums, repairs, or for any other purpose.

NOW KNOW ALL MEN. That the Mortzazer, in consideration of said delit and to secure the payment thereof and any further owns which may be advanced by the Mortzazer to the Mortzazer's account, and also in consideration of the sum of Three Dollars (53.00) to the Mortzazer in hard well and trily paid by the Mortzazer at and before the scaling of these presents, the receipt whereof is hereby acknowledged, his granted, I agained, sold and released, and by those presents does grant, bargain, sell and release unto the Mortzager 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, hing and being in the State of South Carelina, County of GREENVILLE, Town of Mauldin, being known and designated as Lot No. 45 on a plat of Holly Springs, Section I. recorded in the RMC Office for Greenville County in Plat Book 4N at page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Brookbend Road, joint front corner of Lot 45 and an area reserved for future development, now Lot No. 46, Section II, Holly Springs, and running thence S. 66-00 E., 222.65 feet to an iron pin near Gilder's Creek; thence with said creek as the line, S. 51-20 W., 76.5 feet to an iron pin and S. 45-37 W., 52.8 feet to an iron pin, joint rear corner with an area reserved for recreation; thence N. 53-39 W., 174.25 feet to an iron pin on the eastern side of said Brookbend Road; thence with said Brookbend Road, N. 24-37 E., 75 feet to an iron pin, the point of beginning.

12.36















