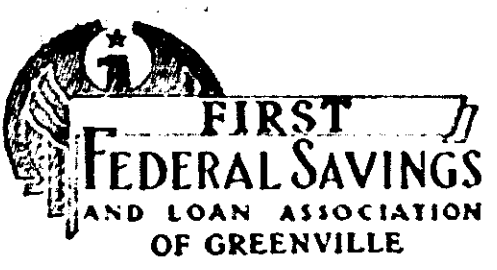


FILED GREENVILLE

1912 1913



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Roger D. Converse and Rose Marie J. Converse

Hereafter referred to as Mortgagee (SEND NO GREETINGS)

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, in the full and true amount of

Twenty Two Thousand One Hundred and No/100----- (\$ 22,100.00)

Dollars, as evidenced by Mortgagee'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 at the rate or rates thereon specified in installments of One Hundred

Seventy Seven and 83/100----- 177.83----- 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 of not sooner than, 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, so 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 collateral given to secure same, for the purpose of collecting said principal, interest, with costs and expenses for proceedings, and

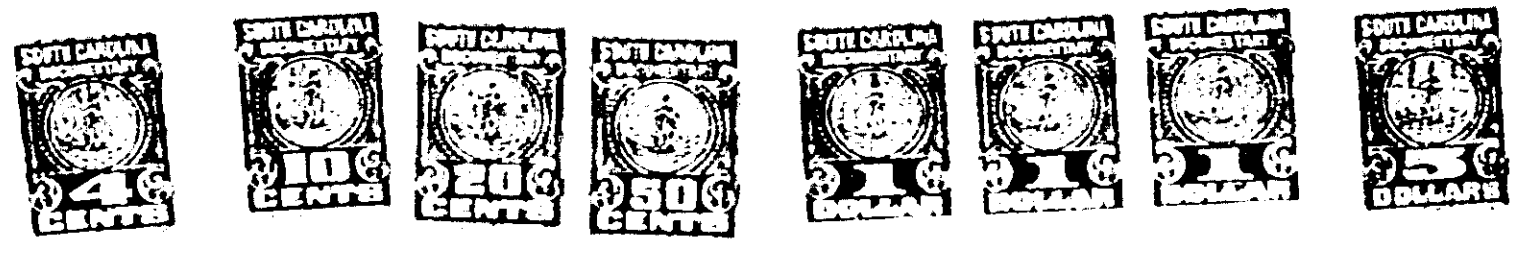
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose

NOW KNOW ALL MEN, That the Mortgagee, in consideration of cash held and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and let by 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, Town of Simpsonville, on the south-east side of Yellow Wood Drive, being known and designated as Lot 586 on plat of Section 6, Sheet No. 1 of two sheets, Westwood Subdivision, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-X, Page 100 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Yellow Wood Drive at the joint corner of Lots 586 and 587 and runs thence along the line of Lot 587 S. 49-38 E. 78.6 feet to an iron pin; thence along the line of Lot 588 S. 41-08 E. 60.1 feet to an iron pin; thence along the line of Lot 585 S. 46-00 W. 140 feet to an iron pin on the east side of Yellow Wood Drive; thence with the curve of Yellow Wood Drive (the chord being N. 27-18 W. 40 feet) to a point; thence continuing with the curve of Yellow Wood Drive (the chord being N. 12-19 W. 50 feet) to a point; thence continuing with the curve of said drive (the chord being N. 9-00 E. 44 feet) to a point; thence continuing with the curve of said drive (the chord being N. 15-43 E. 50 feet) to a point; thence continuing with the curve of said drive (the chord being N. 29-48 E. 20 feet) to the beginning corner.

S.S. 84



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