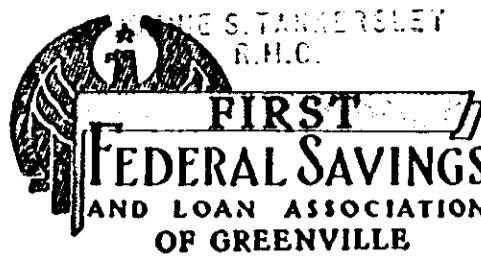


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BOOK 1348 PAGE 691

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, James C. Dawkins,

(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

One Hundred, Twenty Thousand and No/100 ----- (\$ 120,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not have 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 One Thousand,

Four Hundred, Thirty-four and 10/100 (\$ 1,434.10) 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 2 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 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;

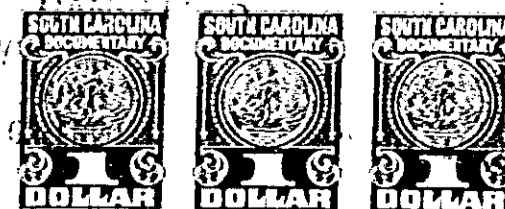
NOW, KNOW ALL MEN: That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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, near the City of Greenville, on the northeastern side of White Horse Road, being shown and designated as a portion of Lot # 26 on plat of the property of J. Rowley Yown as recorded in the R. M. C. Office for Greenville County in Plat Book H at page 49 and also being shown on a more recent plat entitled "Property of Whirlwinds, Inc." prepared by Campbell and Clarkson Surveyors, Inc., dated June 23, 1975, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of White Horse Road and the center of a 24-foot easement as delineated on said revised plat with the location of said iron pin being N. 20-23 W. 398.55 feet from the northeastern intersection of White Horse Road and Anderson Road and running thence along and with the center of said 24-foot easement N. 62-25 E. 216.45 feet to an iron pin; thence S. 26-19 E. 149.5 feet to an iron pin; thence S. 62-30 W. 232.5 feet to an iron pin on the northeastern side of White Horse Road; thence running along and with the northeastern side of White Horse Road N. 20-23 W. 150.55 feet to the beginning.

ALSO: a perpetual right to use a 24-foot easement leading from the northeastern side of White Horse Road, which 24-foot wide easement is more particularly set forth on plat entitled "Property of Whirlwinds, Inc." prepared by Campbell and Clarkson Surveyors, Inc., dated June 23, 1975 and which said 24-foot wide easement is to be used for all purposes for which public road and streets are commonly used, including but not limited to the right of ingress and egress to and from the above-described property to White Horse Road and for public utilities over and under and across same.

As additional security a mortgage is given over all personal property owned by Mortgagee located on the above described premises.



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