



State of South Carolina

COUNTY OF

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James B. and Diane E. Moore

(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 Thousand Five Hundred Fifty and 00/100 (\$ 30,550.00)

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 Forty-five and 82/100 (\$ 245.82) 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor 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.

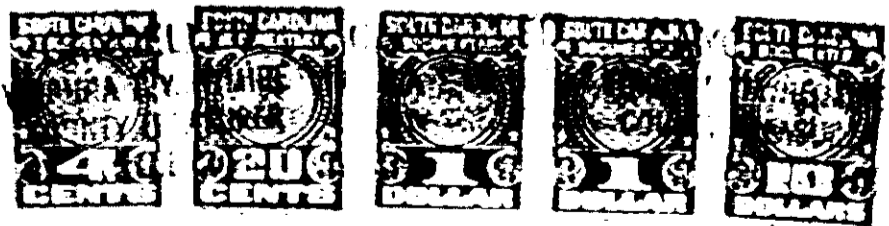
NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor, 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 eastern side of Butler Springs Road, and being known and designated as Lot 19 of a subdivision known as "Heritage Hills" and being more particularly described according to a plat recorded in the ZMC Office for Greenville County in Plat Book YY at page 157, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northeastern side of Butler Springs Road at the joint front corner of Lots 19 and 21, and continuing N. 43-42 E. 93.4 feet to a point at the corner of Lots 19, 20 and 21; thence continuing S. 54-33 E. 134.6 feet with the line of Lot 20 to a point at the joint corner of Lots 19 and 20; thence S. 18-15 W. 90 feet to a point at the joint corner of Lots 18 and 19; thence with the common line of Lots 18 and 19 N. 76-09 W. 158.5 feet to a point on the eastern side of Butler Springs Road; thence with Butler Springs Road N. 22-06 E. 45 feet; thence continuing along Butler Springs Road N. 29-06 W. 19 feet to the point of beginning.

The above described property is the same acquired by the Grantors in Deed Book 979 at page 79.

S. R. 24



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