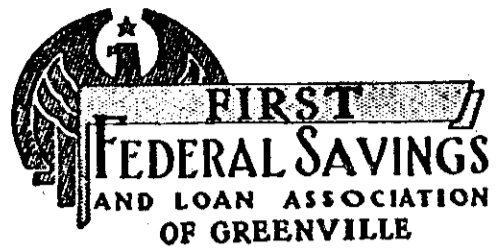


P.O. Box 402
Greenville S.C. 29601 FILED
GREENVILLE CO. S. C.
APR 10 10 57 AM '77
DONNIE S. TARRERSLEY
R.M.C.

BOOK 1382 PAGE 664



State of South Carolina }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

SIMPSONVILLE A.F.M. LODGE #311

(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
---TEN THOUSAND AND 00/100----- (\$ 10,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not
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 Hundred Twenty-six & 68/100 (\$ 126.68) 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 10 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 collat-
erals 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, Town of Simpsonville, on the south-
western side of West Main Street, and being the northern part of property
known as "Lot #3, J. S. Moore Property" according to plat prepared by C. O.
Riddle in June 1956, recorded in Plat Book FF, Page 442, and also shown on
plat prepared for Alfred Vaughn by Madison H. Woodward, dated April 1964,
dividing Lot #3, and having, according to the latter plat, the following
metes and bounds, to wit:

BEGINNING at an iron pin on the western side of West Main Street, at the
joint front corners of Lots 2 and 3, which is situate 130.5 feet south of
a private drive, and running thence along the joint boundary lines of Lots
2 and 3, S. 65 W., 160 feet to an iron pin at the joint rear corner of Lots
2 and 3; thence turning and running S. 14-58 E., 30 feet to an iron pin;
thence turning and running along the joint boundary line with the southern
portion of Lot #3, belonging to Alfred Vaughn, N. 65 E., 165 feet to an iron
pin at the western edge of said West Main Street; thence along West Main
Street, N. 25 W., 30 feet to an iron pin, the point of beginning.

Being the remaining portion of property conveyed to Ralph L. Hendricks, Master,
et al, of Simpsonville A.F.M. Lodge #311, by deed of Florence Moore, et al,
recorded June 12, 1957, in Deed Book 578, Page 307, R.M.C. Office for Green-
ville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 4.00
FV1676 EB.11218

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