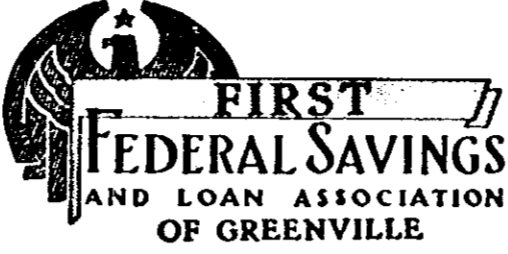


Mortgagee's address: TANKERSLEY
P. O. Box 1408
Greenville, S. C. 29602

1977 82



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN L. THOMPSON, JR., AND NAN Z. THOMPSON

(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 Twenty-four

Thousand Five Hundred and No/100----- (\$ 24,500.00)

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

Twelve and 62/100----- (\$ 212.62) 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 20 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 of land with all improvements thereon, to be known as the same, situated in the County of Greenville, State of South Carolina, containing approximately 0.10 acres, more or less, as shown on the plat of Cleveland Forest, prepared by Dalton & Neves, Engineers, dated May, 1940, and revised through October, 1950, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at pages 56 and 57 and having, according to said plat, the following metes and bounds:~~

All those pieces, parcels or lots of land situate, lying and being on the Southeasterly side of Dogwood Lane, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 182 and the Westerly and adjoining one-half of Lot No. 183, according to a plat of Cleveland Forest, prepared by Dalton & Neves, Engineers, dated May, 1940, and revised through October, 1950, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at pages 56 and 57 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeasterly side of Dogwood Lane at the common corner of Lots Nos. 181 and 182, said pin being 150.9 feet North-east of iron pin on the Southeastern side of Dogwood Lane in the South-east corner of the intersection of Dogwood Lane and Knollwood Lane; thence along the rear lines of Lots Nos. 179, 180 and 181 S. 57-55 E. 150 feet to an iron pin at the joint rear corner of Lots Nos. 178, 179 and 182; thence N. 52-33 E. 80 feet to an iron pin at the center point on the rear line of Lot No. 183; thence through the center of Lot No. 183 on a straight line N. 49-53 W. 195.5 feet to an iron pin at the center point in the front line of Lot No. 183 on the Southeasterly side of Dogwood Lane; thence along said Lane, on an angle, the chord of which is S. 30-13 W. 34.5 feet to an iron pin, the joint front corner of Lots Nos. 182 and 183; thence further along said Dogwood Lane on an angle, the chord of which is S. 18-56 W. 69.5 feet to an iron pin at the common corner of Lots Nos. 181 and 182, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Ione Grace Baker, et al., dated March 17, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1053 at page 13, on March 21, 1977.

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