

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James M. Freeman, Jr. and Cynthia D. Freeman

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indichted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA Cheremafter referred to as Mortgagee' in the full and just sum of

Thirty thousand four hundred and 00/100----(\$ 30,400.00)

Dollars as exidenced 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 Two hundred forty

four and 61/100------(5 244.61) 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 impaid principal behaves, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable.

30 vears after date, and

WHEREAS said note further provides that if at any time any pertien of the principal or interest due thereunder shall be past due and impaid for a period of thirty days, or if there shall be any fulure 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 habler 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 Mortz czor may hereafter become it lebted to the Mortz czee for such further sums as may be advanced to the Mortz czor's account for the payment of taxes, insurance premiums, repairs or for any other purpose.

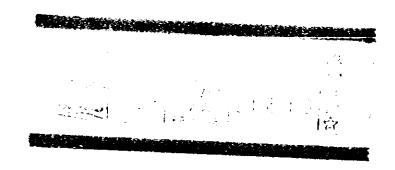
NOW KNOW ALL MEN. That the Mortgagon, in consideration of said debt and to secure the payment thereof and any further sums which may be alvanced by the Mortgagor to the Mortgagor's except, and also be consideration of the sum of Three Dollars (53.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling of these presents, the receipt whereof is hereby acknowledged has granted, hard most sold and release hand by these presents does grant, bargain, sell and release unto the Mortgagor 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, being known and designated as Lot No. 4 on plat of Farmington IV Subdivision recorded in plat book 6 H at page 13 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Cherrylane Drive, the joint front corner of Lots Nos. 3 and 4, and running thence 28. 38-46-16 E. 132.11 feet to an iron pin in the rear line of Lot No. 13; thence with the rear line of Lots 13 and 12, N. 54-39-11 E. 100 feet to an iron pin corner of Lot No. 5; thence with the line of said lot N. 38-46-16 W. 132.60 feet to an iron pin on the southeast side of Cherrylane Drive; thence with the southeast side of said street 5. 52-25-16 W. 63.39 feet to a point; thence continuing S. 57-47-10 W. -36.39 feet to the beginning corner.

OThis is the same property conveyed to mortgagors by CWB, Inc. by deed of even date herewith, to be recorded.

First Federal Savings and Loan Association PO Drawer 408 Greenville, SC 29602



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