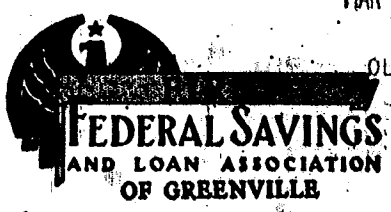


MAR 21 12 20 PM 1962



OLLIE EARN WORTH
R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Calvin T. Rice and James Kirk Rice, as Life Tenant,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Three Thousand, Two Hundred and No/100 - (\$ 3,200.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby), said note to be repaid with interest at the rate specified therein in installments of _____

Thirty-Two and 07/100 - - - - - (\$ 32.07) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 12 years after date. The 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof; if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Fairview Township and containing 2.50 acres, more or less, according to a plat and survey made by E. E. Gary, Surveyor, on December 8, 1948, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of the Wilson Bridge Road, joint corner with land of Jot Gary, running thence S. 19-1/4 E. 3.00 chains to a point in or near branch; thence S. 54-3/4 W. with the branch 3.00 chains to a point; thence continuing with the branch, S. 13 W. 4.05 chains to an iron pin on line of land of E. E. Gary; thence N. 83-1/2 W. 2.00 chains to an iron pin in or near ditch; thence with ditch, N. 5-1/2 E. 1.83 chains to a point in said ditch; thence continuing with said ditch, N. 6 W. 2.47 chains to a point; thence N. 36-1/2 W. 0.76 chains to a point in the southern edge of said Wilson Bridge Road; thence with said road, N. 56 -3/4 E. 6.05 chains to an iron pin, the point of beginning; being the same lot of land conveyed to the undersigned, Calvin T. Rice, and Addie T. Rice by deed of E. E. Gary by his deed dated January 14, 1949 and recorded in the R. M. C. office for Greenville County in Deed Vol. 371, page 43. The said Addie T. Rice (Susan Adeline Rice) died intestate on December 1, 1957 leaving as her sole surviving heirs at law and distributees her husband, the undersigned James Kirk Rice, and twelve sons and daughters, including the undersigned, Calvin T. Rice. By deed dated January 31, 1958, recorded in the R. M. C. office for Greenville County in Deed Vol. 596, at page 547, the heirs at law of said Addie T. Rice, other than the undersigned, Calvin T. Rice, conveyed their interest in the above described property to the undersigned, James Kirk Rice for and during the term of his natural life, and at his death to the undersigned, Calvin T. Rice.