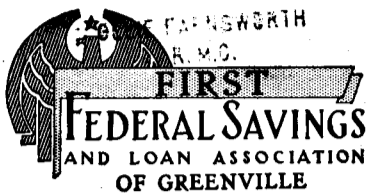


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BOOK 1047 PAGE 399

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, E. D. Bennington, of Greenville County,

(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

Twelve Thousand, Four Hundred and No/100----- (\$ 12,400.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Ninety-Four and 29/100----- (\$ 94.29) 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 such 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, on the southeastern side of Birch Court, being shown as Lot No. 15 on a plat of Beechwood Hills, recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at page 35, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the southeastern side of Birch Court at the front corner of Lot 16, and running thence with the line of said lot, S. 50-05 E. 318.6 feet (erroneously indicated on the plat as 218.6 feet) to the center line of a branch, passing through an iron pin 15 feet from said branch; thence with the said branch as the line, the traverse line of which is N. 29-32 E. 127.1 feet to a point in the center line of said branch, the rear corner of Lot 14; thence with the line of said lot, N. 50-05 W. 295.7 feet (passing through iron pin 15 feet from said branch) to an iron pin on the southeastern side of Birch Court; thence with the southeastern side of Birch Court, S. 39-55 W. 125 feet to the beginning corner; being the same conveyed to me by Wooten Corporation of Wilmington by deed dated January 17, 1961, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 666, at Page 401.

SATISFIED AND CANCELLED OF RECORD

16 DAY OF Oct 19 86
Dennis S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
2 12 O'CLOCK P. M. NO. 15529

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 97 PAGE 1519