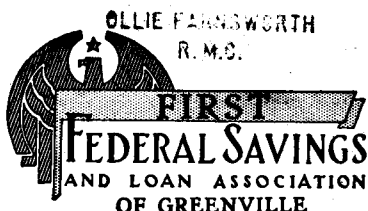


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BOOK 1062 PAGE 325



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, J. E. Childs and Romola L. Childs, 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

Thirteen Thousand and No/100----- (\$ 13,000.00) 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-Six and 93/100----- (\$ 96.93) 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 northwestern side of Wedgewood Drive in Chick Springs Township, and known and designated as Lot No. 3 on plat of Property of R. M. Gaffney and C. E. Robinson, Jr. prepared by Dalton & Neves, Engineers, dated July 1951 and recorded in the R. M. C. Office for Greenville County in Plat Book "AA" at page 133 plus the lot of land situate immediately east of the aforementioned lot and bounded on the east by a creek, said lots having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northwestern side of Wedgewood Drive, at the joint front corner of Lot No. 3 and a drive in the rear of Lot No. 2, which iron pin is 195 feet in a northwesterly direction from the northeastern intersection of Broughton Drive and Wedgewood Drive, and running thence along said drive and joint line of Lot No. 1, N. 0-37 E. 150.6 feet to an iron pin, joint rear corner of Lots Nos. 1 and 3; thence N. 67-08 E. 150 feet to the center of a creek; thence following the center of said creek as the line in a southerly direction 130 feet, more or less, to a point on the northwestern side of Wedgewood Drive; thence along the northwestern side of Wedgewood Drive in a westerly direction 62 feet, more or less, to an iron pin on southwestern corner of Lot No. 3; thence continuing along said Drive, S. 61-04 W. 80 feet to the point of beginning; being the same conveyed to us by Leland Homer Walker by deed dated September 6, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Vol. at Page ."

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION FILED IN BOOK 103 PAGE 634

SATISFIED AND CANCELLED OF RECORD

16 DAY OF July 1987

Dorrie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:49 O'CLOCK A. M. NO. 2879