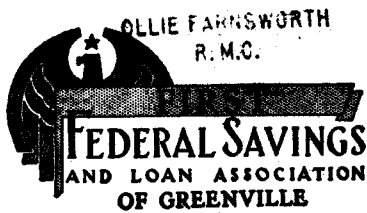


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BOOK 1075 PAGE 542



OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Quincy Berley Smith, Jr., 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

Nine Thousand and No/100----- (\$ 9,000.00)

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 Seventy and 80/100----- (\$ 70.80)

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 18 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, in the corporate limits of the City of Greenville, being known and designated as all of Lot No. 16 and the 15-foot western portion of Lot No. 17 of a subdivision known as Eastlake as shown on plat thereof prepared by Dalton and Neves, Engineers, June 1928, and recorded in the R. M. C. Office for Greenville County in Plat Book G at Page 229, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of East Circle Avenue, joint front corner Lots Nos. 15 and 16, and running thence with East Circle Avenue, S. 52-45 E. 75 feet to a point in the front line of Lot No. 17; thence with a new line through Lot No. 17, N. 37-15 E. 153.4 feet, more or less, to a point in the rear line of Lot No. 17; thence with the rear line of Lots Nos. 17 and 16, N. 53-22 W. 75 feet to an iron pin, joint rear corner Lots Nos. 15 and 16, thence with the joint line of said lots, S. 37-15 W. 152.5 feet to the point of beginning; being the same conveyed to me by Greenville Home Builders, Inc. by deed dated June 17, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 528 at Page 49 ."

RECORDED AND CANCELLED OF RECORD

DAY OF 5. 1967

Quincy Berley Smith, Jr.
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11 O'CLOCK P. M. NO. 121

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 5 PAGE 121