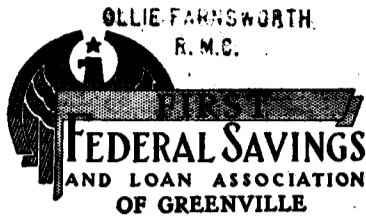


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BOOK 1075 PAGE 545



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, William T. Fraser, Jr., of Richmond Virginia,

(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

Seven Thousand, Five Hundred and No/100----- (\$ 7,500.00) 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 Sixty-Five and 34/100----- (\$ 65.34) 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 15 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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 21 and a portion of Lot No. 29 of the property of the estate of Mrs. S. K. Tindal, according to a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book H at page 235, and having, according to a more recent survey prepared for William T. Fraser by J. C. Hill, Surveyor, dated October 28, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Biltmore Drive (formerly known as Brook Drive), joint front corners Lots Nos. 21 and 22, which pin is 237 feet north of the intersection of Biltmore Drive with Tindal Avenue, and running thence along the western edge of Biltmore Drive, N. 0-35 E. 60 feet to an iron pin at the corner of Lot No. 20; thence along the line of that lot and continuing along the line of Lot No. 30, S. 89-57 W. 200 feet to an iron pin; thence S. 0-35 W. 60 feet to an iron pin in the line of Lot No. 28; thence along the line of that lot and continuing along the line of Lot No. 22, N. 89-57 E. 200 feet to an iron pin, the point of beginning; being the same property conveyed to me by Dock C. Massey by deed dated November 23, 1954, and recorded in the R. M. C. Office for Greenville County in Deed Vol. , at Page .

RECORDED AND CANCELLED ON RECORD
 3 NOV 11 1967
 OLLIE FARNSWORTH
 R.M.C.
 AT 312 CLOVER BLDG 12150

FOR SATISFACTION TO THE MORTGAGEE SEE
 SATISFACTION BOOK 3 PAGE 39