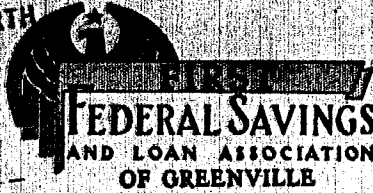


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BOOK 1120 PAGE 303



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Paul D. Terry, Sr.

(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 twenty five thousand, two hundred and No/100 (\$ 25,200.00) 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 One Hundred, Seventy-eight and 12/100 (\$ 178.12) 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 25 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, being known and designated as Lot No. 321 according to plat of Section B of Cower Estates, prepared by R. K. Campbell, Surveyor, dated December, 1961 as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "XX" at Pages 36 and 37, and having, according to said plat, the following notes and bounds to wit:

BEGINNING at an iron pin on the westerly side of Hialeah Road at joint front corner of Lots Nos. 320 and 321 and running thence along the line of Lot No. 320 N. 87-25 W. 175 feet to an iron pin; thence N. 2-35 E. 100 feet to an iron pin; thence with the line of Lot 322, S. 87-25 E. 175 feet to an iron pin on the westerly side of Hialeah Road; thence along Hialeah Road S. 2-35 W. 100 feet to the beginning corner, being the same property conveyed by Robert A. Craig and Beryl C. Finley to Charles R. Craig and James E. Craig, Trustees under amended Trust Agreement dated December 31, 1965 by deed dated July 5, 1968 as recorded in the said R.M.C. Office, in Deed Vol. 848 at Page 99.

The herein named mortgagor is to pay the 1969 taxes on the above described property. The above described property is subject to existing easements, rights of way, reservations and restrictions.