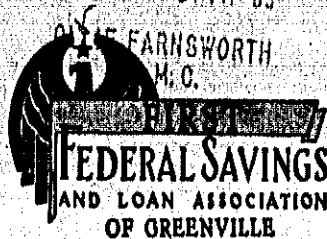


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## State of South Carolina

COUNTY OF Greenville

## MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Joseph F. Poterala and Laura L. Poterala

(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.....

Fifty Thousand and no/100----- 50,000.00

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 Four Hundred Eighteen and 23/100 418.23----

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:

THE MORTGAGOR'S PROMISSORY NOTE REFERRED TO ABOVE, CONTAINS, AMONG OTHER THINGS, A PROVISION FOR AN INCREASE IN THE INTEREST RATE.

All that lot of land in said County and State on the northern side of Edwards Road, near the City of Greenville, being shown as Lot 40-A on a survey entitled "Addition and Revision of Sector I, Botany Woods", made by Piedmont Engineering Service on November 15, 1962, revised March 19, 1963, and recorded in Plat Book CCC at page 163, and described as follows:

Beginning at an iron pin on the northern side of Edwards Road at the corner of Lot 40, now owned by the grantees, and running thence with the line of said lot, N 7-40 W 230.6 feet to an iron pin in line of property of Botany Woods Country Club; thence with line of said Botany Woods Country Club, S 60-41 E 112.8 feet to an iron pin; thence S 19-28 E 107.25 feet to an iron pin; thence continuing with the line of said property, S 50-40 E 107.55 feet to an iron pin on Edwards Road; thence with the northern side of said Road, N 87-38 W 75.3 feet, S 86-50 W 99.7 feet, and S 84-30 W 12.1 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 850 at page 226.