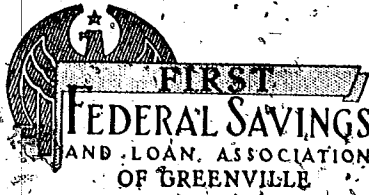


MAR 27 3 19 PM '70

OLLEN FARRIS WORTH
R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Thomas Earl Snyder, 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:

Twenty-Two Thousand, Five Hundred and No/100----- (\$ 22,500.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

herein specified in installments of One Hundred Eighty-Eight and 20/100----- or 188.20
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 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 of the Charter of the Mortgagee or any stipulations set forth 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 up to and including any collateral given in connection with said note and any collateral given in connection with 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 Mortgagee in hand well and truly paid by the Mortgagor 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. 1 of a subdivision known as Edwards Forest according to a plat thereof prepared by Woodward Engineering Company and recorded in the R. M. C. Office for Greenville County in Plat Book EE, at Page 105, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwestern side of Bedford Road, joint front corner of Lots 1 and 2; and running thence along the joint line of said lots, S: 58-38 W. 150 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the rear line of Lot 1, S: 32-07 E. 133 feet to an iron pin on the northern side of Woodburn Drive; thence with the northern side of said Woodburn Drive, N. 58-38 E. 130 feet to an iron pin at the intersection of said Woodburn Drive and Bedford Road; and running thence with the curvature of said intersection, the chord of which is N. 12-45 W. 28.5 feet to an iron pin running thence with the southwestern side of said Bedford Road, N. 32-07 W. 143 feet to the point of beginning; being the same conveyed to the mortgagor and Nell M. Snyder by Wesley L. Neely by deed recorded in the R. M. C. Office for Greenville County. The said Nell M. Snyder died on June 8, 1969 leaving of force her last will and testament wherein she devised all her property to her husband, Thomas Earl Snyder, as shown in the probate of her estate in Apt. 1088, File 13.

The mortgagor's promissory note referred to above contains, among other things, a provision for an increase in the interest rate.