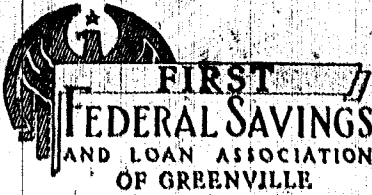


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GREENVILLE CO., S. C.

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OLLIE FARNWORTH
R. H. C.

BOOK 1101 PAGE 449



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Golson A. Hook

(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 Fifty and No/100----- 25,250.00

by means of a promissory note of even date herewith, said note to be repaid with interest at the rate

of **One Hundred Ninety-four and 90/100-- (s) 194.90--** per annum (specified in installment of \$100.00 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 otherwise paid, to be due and payable **25** years after date; and

WHEREAS, said note and other documents and if at any time any portion of the principal or interest due thereunder shall be not paid and unpaid for a period of thirty (30) days if there shall be any failure to comply with and abide by any By-Laws of the Mortgagee, or any stipulations set out in the mortgage, the whole amount due thereunder shall, at the option of the Mortgagee, become immediately due and payable, and said holder shall have the right to institute any proceedings with or without process, and with or without sale of the collateral, for the purpose of collecting said principal due, and interest, with costs and expenses of such proceedings; and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor pursuant to the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN That the Mortgagee, in consideration of said debt and to secure the payment thereof and any other debts which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Twenty-five Thousand Two Hundred Fifty and No/100 (s) 25,250.00 to the Mortgagee, and well and truly paid by the Mortgagor at and before the signing of these presents, the Mortgagor has granted, conveyed, sold, and delivered, and by these presents does grant, convey, sell, and deliver, and give unto the Mortgagee, its successors, and assigns, the following described real estate:

All that certain parcel of land, with all improvements thereon, or hereafter to be constructed thereon, and being situated in the State of South Carolina, County of Greenville, at the corner of

Coatbridge Road and Great Glen Road, being shown as Lot 135 on plat of Del Norte Estates recorded in Plat Book WW at page 32 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northeastern side of Coatbridge Road at the joint front corner of Lot 134, and running thence with line of Lot 134, N 31-52 E 129.98 feet to an iron pin; thence N 48-40 W 25 feet to an iron pin; thence N 35-12 W 110 feet to an iron pin on the eastern side of Great Glen Road; thence with the eastern side of said Road the following courses and distances, S 20-57 W 50 feet to an iron pin; S 28-37 W 50 feet to an iron pin; S 34-14 W 25 feet to an iron pin at corner of Coatbridge Road; thence with said corner, S 5-02 E 38.7 feet to an iron pin; thence with the north eastern side of Coatbridge Road, S 44-15 E 94.8 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed of Bob Maxwell Builders, Inc., to be recorded herewith.

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