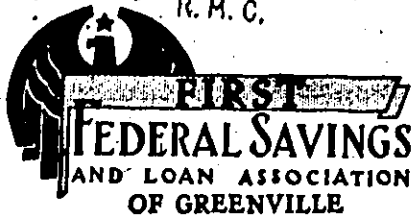


JAN 26 10 CO AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1179 PAGE 157



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Robert J. Durham, 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

Nineteen Thousand and No/100-----(\$ 19,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note contains a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

One Hundred Forty-Six and 65/100-----(\$ 146.65) 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 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, in the City of Greenville, being shown and designated as Lot No. 6 in Section "B" on a plat of the "Glenn Farms" subdivision surveyed by H. S. Brockman, Surveyor, August 1943, said plat recorded in the R. M. C. Office for Greenville County in Plat Book M at page 75, and by a recent survey and plat made by C. C. Jones, C. E., August 22, 1964, having the following metes and bounds, to-wit:

"BEGINNING at a point, o. i. p. in the northwestern side of McAlister Avenue (or Road), joint corner with Ingold property, and running thence with the line of said Ingold property, S. 60-00 W. 295 feet to a point; thence N. 25-00 E. 77 feet to a point, joint corner with Lot No. 12 in Section "B" of said Brockman plat; thence with the line of said Lot No. 12 in Section "B", continuing N. 25-00 E. 200 feet to a point, the joint corner with said Lot No. 12 in Section "B"; thence S. 64-15 E. 190.7 feet to a point, same within the northwestern part of said McAlister Avenue (or Road), approximately ten (10) feet from the edge thereof; thence S. 57-40 W. 40.2 feet to point of beginning; LESS, HOWEVER, a small triangular portion of said lot which was conveyed by the mortgagor to W. W. Wilkins by deed dated January 20, 1971 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 907, Page 31.

The above described lot is the greater portion of the same conveyed to me by Lumus Durham by his deed dated September 19, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 778, at Page 340.

ALSO: All that certain piece, parcel or lot of land triangular in shape in the City of Greenville, County of Greenville, State of South Carolina, on the northwest side of McAlister Road, as now located, and being more particularly described according to a recent plat by Piedmont Engineering & Surveying Company recorded in the RMC Office for Greenville County in Plat Book 4 H, page 177 as follows: Beginning at an iron pin on the northwest edge of McAlister Road, which iron pin is 12 feet southeast from the joint front corner of Lots Nos. 5 & 6, Block B, of Glenn Farms subdivision recorded in Plat Book M page 75, and running thence along the northwest side of McAlister Road, S. 52-42 W. 194 feet to an iron pin, corner of other property Page 1 (continued on next page)