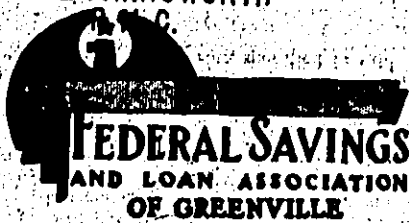


GREENVILLE CO. S. C.

MAR 25 11 25 AM '71

OLLIE FARNSWORTH

BOOK 1184 PAGE 491



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Ward S. Stone, 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

Twelve Thousand, Five Hundred and No/100----- (\$ 12,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain 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 Fifty-One and 66/100----- (\$ 151.66) 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 10 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, on the western side of Leach Street near Sterling Institute and having a frontage on the western side of Leach Street of 52-1/2 feet with rear line of same length, with a depth of 150 feet and being the same lot conveyed to Mrs. S. A. Williams by B. D. Lenhardt and R. F. Lenhardt by deed dated September 1919 and recorded in Deed Vol. 66 at Page 572 and being the same devised by Mrs. S. A. Williams to Montez L. Harris and Olive W. Hamilton by her last will and testament on file in the Office of Probate Court for Greenville County. Montez L. Harris conveyed her one-half interest in said lot to Olive W. Hamilton by deed dated March 4, 1929 in Book 148 at Page 53. The said Olive W. Hamilton conveyed said lot to the mortgagor by deed dated May 2, 1940, recorded in the R. M. C. Office for Greenville County in Deed Vol. 221 at Page 207.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the western side of Leach Street and having the following metes and bounds, to-wit: BEGINNING at an iron pin on Leach Street at a point 78-3/4 feet from the intersection of said Leach Street and the southern side of a 33-foot street; thence along Leach Street, S. 18 1/2 W. 26-1/4 feet to an iron pin at the corner of Lot 5; thence along the line of Lot 5, N. 76-2/3 W. 150 feet to an iron pin; thence N. 18 1/2 E. 26-1/4 feet to an iron pin in the center of rear line of Lot 4; thence S. 76-2/3 E. 150 feet to the beginning corner on Leach Street; being the southern half of Lot 4 of the Mountain City Land and Improvement Co. property as shown on plat recorded in Deed Vol. HHH at Page 842, R. M. C. Office for Greenville County, and being the same conveyed to me by W. W. Hellams by deed dated March 15, 1940, recorded in the R. M. C. Office for Greenville County in Deed Vol. 219 at Page 199.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on Barnwell Street, 100 feet from Leach Street, and running thence with the eastern side of Barnwell Street, N. 76-2/3 W. 50 feet to an iron pin, corner of Lot 15; thence with the line of Lot 15, S. 18-1/2 W. 52-1/2 feet to the corner of Lot 4; thence with the line of Lot 4, S. 76-2/3 E. 50 feet to an

(OVER)

Page 1