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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

(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 Sixteen Thousand

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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-

paid, to be due and payable 15 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 Mortgagoe 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 scaling 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 shown and designated as Lot No. 52 in the Eastdale subdivision, plat of said Subdivision being recorded in the Greenville County R.M.C. Office and being more fully described as follows:

BEGINNING at an iron pin on the west side of Central Avenue at intersection with Mimosa Drive, and running thence along Central Avenue, N. 9-35 W. 220 feet to an iron pin at corner of Lot No. 53; thence along line of No. 53, N. 75-00 W. 81.5 feet to an iron pin; thence S. 15-00 W. 200 feet to an iron pin on Mimosa Drive; thence along Mimosa Drive S. 75-00 E. 173 feet to the beginning corner and being a portion of the same property conveyed to B. E. Greer by S. H. Brooks by deed recorded in Deed Book 51 at Page 35 in the R.M.C. Office for Greenville County and this deed is here made by Florris E. Greer in accordance with the terms of the will of the said B. E. Greer, deceased, will on file in the Office of the Probate Judge for Greenville County in File 633, Apt. 38.

The plat for Eastdale Subdivision is recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Pages 172 and 173.

The above described property is all of Lot 52 as shown on plat of a subdivision entitled "Eastdale Development" plus a strip of land 11.5 feet in width adjoining the western line of Lot 52.

DERIVATION: This is that property conveyed to Mortgagor by deed of Florrie E. Greer dated November 1, 1962 and recorded in the R.M.C. Office for Greenville County in Deed Book 710 at Page 156.

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