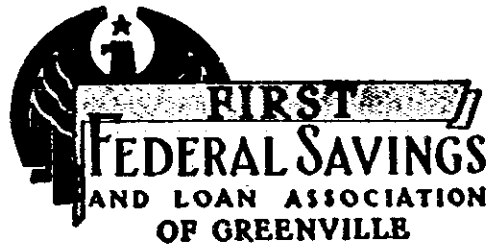


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GREENVILLE CO. S. C.

SEP 26 3 08 PM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1411 PAGE 154



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

BOBBY E. DILLARD,

(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 Nine Thousand Three Hundred and No/100 ----- (\$29,300.00)

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 --Two Hundred

Thirty and 52/100 ----- (\$ 230.52) 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 30 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 Austin Township, on the northwestern side of West Golden Strip Drive, being designated as a portion of Lot 2 and all of Lot 3 on a plat of Property of Mrs. B. E. Greer, dated February 27, 1959, prepared by C. F. Webb and recorded in the R.M.C. Office for Greenville County in Plat Book AAA, at Page 174, and being described as follows:

BEGINNING at a point on the northwestern side of West Golden Strip Drive, which point is 215 feet N. 51-17 E. from lands now or formerly of Nalley and running thence through Lot 2 in a new line, N. 30-35 W. 208.5 feet to an iron pin; thence along the rear of Lot 2 and the property now or formerly of Thomson, N. 48-05 E. 25 feet to a corner of Lot 3; thence along the rear of Lot 3 N. 48-05 E. 101.9 feet to an iron pin, joint rear corner of Lots 3 and 4; thence with the joint line of said lots S. 30-35 E. 233 feet to an iron pin on the northwestern side of West Golden Strip Drive; thence with said Drive, S. 59-17 W. 100 feet to an iron pin, former corner of Lots 2 and 3; thence continuing with said Drive S. 59-17 W. 25 feet to an iron pin, point of beginning.

ALSO: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, on the northwestern side of West Golden Strip Drive, being designated as Lot 4, Block B on a plat entitled Subdivision of Mrs. B. E. Greer, on West Golden Strip Drive, prepared by C. F. Webb and recorded in the R.M.C. Office for Greenville County in Plat Book MM, at Page 176, and being described as follows:

BEGINNING at an iron pin on the northwestern side of West Golden Strip Drive at the joint corner with Lot 3 and running thence with the joint line of said lots, N. 30-35 W. 233 feet to an iron pin; thence N. 48-30 E. 51 feet to an iron pin; thence S. 30-40 E. 243.2 feet to an iron pin on the northwestern side of West Golden Strip Drive; thence along said Drive, S. 60-00 W. 50 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Paul L. Goodenough and Mary Elizabeth R. Goodenough, dated September 23, 1977, and to be recorded of even date herewith.