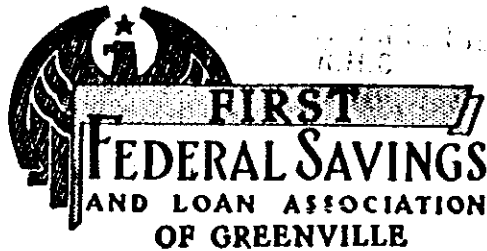


71 3 25 AM

First Federal Savings & Loan  
301 College Street  
Greenville, South Carolina



**State of South Carolina**

COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Richard T. Dyar and Cheryl W. Dyar ----- (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-six Thou-  
sand Four Hundred and No/100 ----- (\$ 26,400.00----

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 Seven  
and 70/100 ----- (\$ 207.70 -----) 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 collat-  
erals 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;

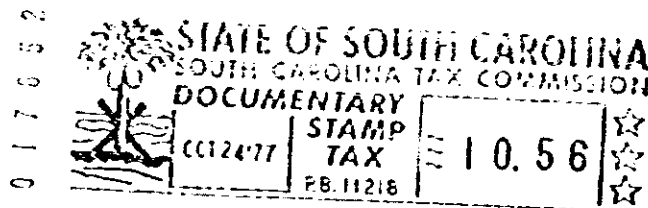
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further  
sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars  
(\$3.00) to the Mortgagor in hand well and truly paid 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

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being  
near the City of Greenville, in the County of Greenville, State of South Carolina and known  
and designated as Lot No. 12 on plat of Dellvista Heights, recorded in the R.M.C. Office  
for Greenville County in Plat Book RR at Page 125 and having, according to said plat, the  
following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Maria Louisa Lane at the joint corner of  
Lots Nos. 11 and 12 and running thence with the joint line of said lots S. 17-06 E., 148.8  
feet to an iron pin; thence S. 69-02 W., 100 feet to an iron pin at the joint rear corner  
of Lots Nos. 12 and 13; running thence along the joint line of said lots N. 20-58 W., 150  
feet to an iron pin on the northern side of Maria Louisa Lane; running thence along Maria  
Louisa Lane, N. 69-02 E., 85 feet to an iron pin; thence N. 72-02 E., 25 feet to an iron  
pin, point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of David Ronald Brazell  
and Vicki M. Brazell recorded in the R.M.C. Office for Greenville County in Deed Book 1067  
at Page 241, OCT 24, 1977



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