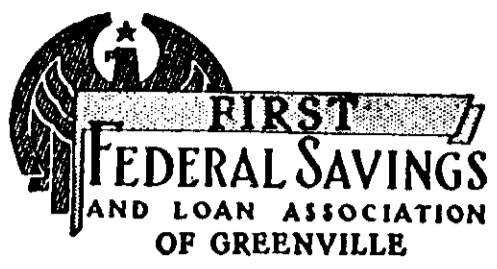


F.D. No. 408, N. C. R. S. C.
FILLS
GREENVILLE CO. S. C.
BY 10 10 32
CORNE S. TINKERBLEY
R.M.C.

1415 133



State of South Carolina }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ERNEST N. IRBY AND VIOLETTA P. IRBY

(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

Eighteen Thousand and No/100----- (\$ 18,000.00)

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-One and 06/100----- 151.06

(\$) 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

All that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the south side of Beck Avenue and being known and designated as Lot No. 253 on plat of Augusta Road Ranches recorded in the R.M.C. Office for Greenville County in Plat Book "M", at Page 47, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Beck Avenue at the joint front corner of Lots Nos. 252 and 253, and running thence, along the joint line of said lots S. 0-13 E. 140 feet to an iron pin; thence N. 89-47 E. 60 feet to an iron pin; thence, along the joint line of Lots Nos. 253 and 254 N. 0-13 W. 140 feet to an iron pin on the south side of Beck Avenue; thence, along the south side of said Avenue S. 89-47 W. 60 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deeds of Charles E. Riemke, Jr., Charles E. Riemke and Robert E. Riemke by deeds recorded in the R.M.C. Office for Greenville County in Deed Book 991, Page 218, recorded on the 26 day of DEC. 1973, Deed Book 991, Page 219, recorded on the 26 day of DEC., 1973, and Deed Book 991, Page 223, recorded on the 26 day of DEC., 1973.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS
GREENVILLE COUNTY
NOV 21 1973
TAX \$ 07.20
FE. 11218

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