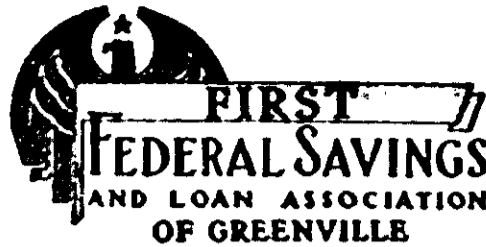


First Federal Savings & Loan Association
301 College Street
Greenville, South Carolina

1416 03 78



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Bryan A. Long and Anne W. Long -----, 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 **SIX Thousand and**

No/100 ----- (\$ 6,000.00 -----)

Dollars, as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of **Seventy-six and**

01/100 ----- (\$ 76.01 -----) 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagor 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 on the western side of Holmes Drive in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 96 on plat of White Oaks Subdivision dated August, 1946 and recorded in Plat Book P at Page 121 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Holmes Drive which stake is N. 4-56 W., 230 feet from the northwestern corner of the intersection of Vanderbilt Circle and Holmes Drive and being the joint front corners of Lots 96 and 97 and running thence with the common line of said lots S. 85-04 W., 155.6 feet; thence along the rear line of Lot 96, N. 34-03 W., 91.6 feet; thence N. 85-04 E., 200 feet to an iron pin at the joint front corner of Lot 95 and 96 on the western side of Holmes Drive; thence along said Drive S. 4-56 E., 80 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of H. M. Dodson and Eula Dodson recorded in the R.M.C. Office for Greenville County in Deed Book 1016 at Page 983 on the 18th day of April, 1975.

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