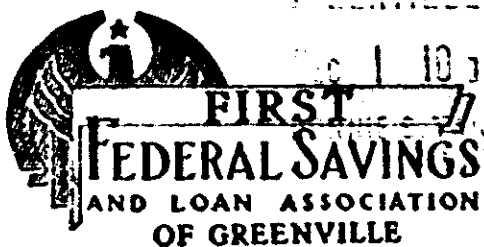


Mortgagee's mailing address: 301 College Street, Greenville, S. C.

GREENVILLE CO. S.C. 1417 348



State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Ulysses M. Greene, Jr. and Barbara P. Greene

(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

---Thirty One Thousand, Nine Hundred and No/100--- (\$ 31,900.00)

does not contain 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 at the rate or rates therein specified in installments of

---Two Hundred Sixty Seven and 72/100--- (\$ 267.72) 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 Mortgagee may hereafter become indebted to the Mortgagor 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 Mortgagee, 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 situate in the County of Greenville, State of South Carolina on the southwestern side of Great Glen Court and being known and designated as the greater portion of Lot 61 on plat of Del Norte Estates recorded in the RMC Office for Greenville County in Plat Book WW at Pages 32 and 33 and being shown on a revised plat of lots 60 and 61 recorded in Plat Book 4 I at Page 99 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Great Glen Court the joint front corner of Lots 60 and 61 and running thence S. 60-12 W. 72.32 feet to an iron pin; thence S. 53-59 W. 76.72 feet to an iron pin at the joint rear corner of said lots; thence S. 21-27 E. 85 feet to a point in line of Lot 63; thence along the line of Lots 63 and 62 N. 45-57 E. 138.8 feet to a point on the western side of Great Glen Court; thence along the said Great Glen Court S. 29-04 E. 47.2 feet to a point; thence still with Great Glen Court S. 31-55 E. 62.8 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagors by deed of Venna G. Howard dated March 26, 1971 and recorded March 31, 1971 in the RMC Office for Greenville County in Deed Vol. 911 at Page 580.

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