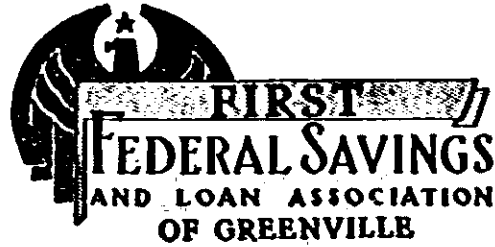


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DONNIE S. TANKERSLEY
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BOOK 1432 PAGE 269



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

MORRIS WEISZ and EVA B. WEISZ

(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 ONE HUNDRED THOUSAND AND NO/100 (\$ 100,000.00)

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 EIGHT HUNDRED SEVENTY THREE AND 70/100 (\$ 873.70) 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 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:

1. 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, City of Greenville, being known and designated as a portion of Lots Nos. 1 and 2, Block A, Carolina Court, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F, Page 96, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Laurens Road at the corner of the Lot Of T. S. Brooks, formerly belonging to Eastlan Baptist Church, which point is 88.4 feet west of the northwestern corner of the intersection of Laurens Road and Eastlan Drive, (Buenvista Avenue) and running thence with the line of the T. S. Brooks lot, N 35-35 E 200.3 feet to an iron pin in the line of Lot No. 4, Block A, which point is 26 feet northwest of the joint rear corner of Lots Nos. 2 and 3, Block A; thence with the line of Lot No. 4, Block A, N 55-45 W 58 feet to an iron pin in the rear line of Lot No. 1, Block A, which point is 20 feet northwest of the joint rear corner of Lots Nos. 1 and 2, Block A, at the rear corner of the lot formerly belonging to C. L. Bouchillon; thence with the line of that lot, S 38-15 W 200.5 feet to an iron pin on the northern side of Laurens Road, which point is 19.5 feet northwest of the joint front corner of Lots Nos. 1 and 2, Block A; thence with the northern side of Laurens Road, S 55-45 E 66.7 feet, more or less, to the point of beginning.

2. ALL that lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lots No. 1, Block A, Carolina Court, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F, Page 96, and a portion of Lot No. 14, Property of Emma C. Poag, a plat of which is recorded in said R.M.C. Office in Plat Book K, Page 68, and having the following metes and bounds, to-wit:

2. SOCI

(Description continued on Page 4)

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