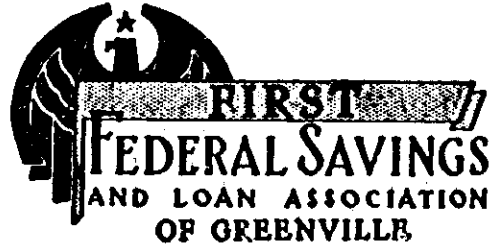


FILED
GREENVILLE CO. S. C.

JUN 22 3 33 PM '77

DOONIE S. TANKERSLEY
R.M.C.

BOOK 1435 PAGE 945



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

BOBBY E. WELLS AND MARY NELL B. WELLS

(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 Sixty Thousand

and No/100----- (\$ 60,000.00)

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 Four Hundred

Eighty-two and 78/100----- (\$ 482.78) 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 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 on the South-western corner of the intersection of Roper Mountain Road and Ponders Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 5 as shown on a plat of Sheet No. 5 of Huntington Subdivision, prepared by Piedmont Engineers & Architects, dated May 4, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW at page 27 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern edge of the right of way for Roper Mountain Road at the joint corner of the premises herein described and property now or formerly of Croxton and running thence with the line of said Croxton property S. 30-02 W. 356.4 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with the line of Lot No. 6 S. 67-28 E. 392.2 feet to an iron pin on the Western edge of the right of way for Ponders Road; thence with the Western edge of the said right of way for Ponders Road N. 15-45 E. 203.7 feet to an iron pin; thence continuing with the Western edge of the said right of way for Ponders Road N. 12-42 E. 103.7 feet to an iron pin; thence with the intersection of Ponders Road and Roper Mountain Road N. 25-04 W. 39.52 feet to an iron pin on the Southern edge of the right of way for Roper Mountain Road; thence with the Southern edge of the said right of way for Roper Mountain Road N. 62-50 W. 275.41 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Helen J. Croxton, et al., dated December 2, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1047 at page 273 on December 3, 1976.

GCTO
3 JUN 22 78 1580

3.0001

STAMP
TAX 24.00
FEB 1978

4328 RV-2

9 9 4 5