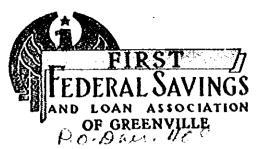
GREENVILLE CO. S. C. ARR 1 10 C4 AH '79 GONNIE S. TANKERSLEY R.M.C.

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## State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

David L. Hughes

(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-Six Thousand and No/100ths----(\$ 36,000.00

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

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 scaling 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 in the State of South Carolina, County of Greenville, situate on Mauldin Circle, being shown on plat of property of H. C. Taylor, dated October 20, 1969, prepared by Terry T. Dill recorded Plat Book 4C at Page 119 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mauldin Circle, which iron pin is S. 1-43 W. 50 feet from the joint front corner of Lot 4 and Lot 5, and running thence with the curvature of Mauldin Circle, the chord being S. 30-22 E. 23.5 feet to an iron pin on the western side of Mauldin Circle; thence with said Circle S. 39-58 W. 102.8 feet to an iron pin; thence with curvature of Circle S. 73-11 W. 41.3 feet to an iron pin; thence N. 51-08 W. 125 feet to iron pin; thence N. 35-04 W. 60.7 feet to an iron pin; thence with another curvature of Mauldin Circle N. 59-30 E. 28.4 feet to an iron pin; thence S. 79-22 E. 102.3 feet to an iron pin; thence S. 83-05 E. 101.5 feet to the point of beginning.

This is the identical property conveyd to the mortgagor herein by deed of Clyde W. Rector, dated May 5, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1017 at Page 865.

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