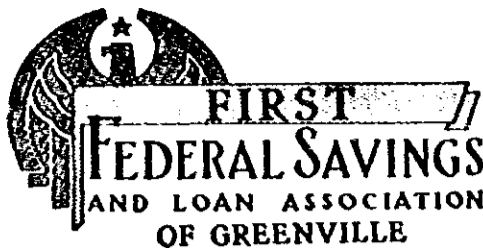


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VOL 1434 PAGE 913



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

T. Walter Brashier and Christine M. Brashier

(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 Fifty-Three Thousand Seven Hundred Fifty and No/100----- (\$153,750.00)

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 One Thousand Four

Hundred Fifty-One and 70/100----- (\$ 1,451.70) 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 **PROVIDED HOWEVER, First Federal Savings and Loan Association, at its option, may call the note due and payable at the end of ****

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:

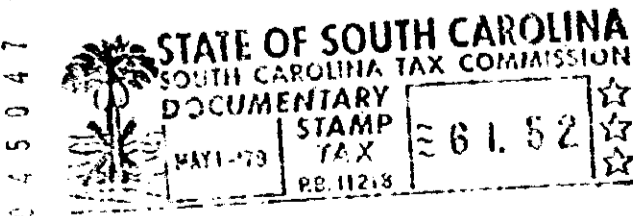
All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Travelers Rest, on the southern side of Blue Ridge Drive, containing 3.9 acre, more or less, as shown on plat entitled "T. WALTER BRASHIER", prepared by W. R. Williams, Jr., dated May 8, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of the right-of-way of Blue Ridge Drive at a point 597 feet from the right-of-way of U. S. Highway No. 25 and running thence along the southern right-of-way of Blue Ridge Drive, S.82-13 E. 260 feet to an iron pin; thence turning and running S.22-04 W. 685.4 feet to an iron pin; thence turning and running N.76-41 W. 254.9 feet to an iron pin; thence turning and running N.22-04 E. 659.8 feet to the point of beginning. The plat referred to hereinabove is recorded in the RMC Office for Greenville County in Plat Book 7-A at Page 56.

THIS is a portion of that same property conveyed to the Mortgagor herein by deed from E. V. Beemer recorded in the RMC Office for Greenville County in Deed Book 1088 at Page 252 on September 20, 1978.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.

180 months from the anniversary of this Note.



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