GREENVILLE CO. S.C.
DEC 1 4 PM '75
R.M.C.

FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

MORRIS F. SMITH

(hereinafter referred to as Mortgagor) (SEND)(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Twenty Thousand Five Hundred and 00/100 ($ 20,500.00) Dollars as evidenced by Mortgagor's promissory note of even date herewith, which does DOES NOT contain a provision for escalation of interest rate (hereinafter referred to as the mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest at the rate set forth therein, payable in monthly installments of One Hundred Forty Four and 68/100 ($ 144.68) Dollars each on the first day of each month hereafter, in advance, until the principal sum and interest has been paid in full, said payments to be applied first to the payment of interest, computed monthly on unpaid principal balance, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 23 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 entire principal sum 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 sum 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, being shown as Lot # 6 on plat recorded in Plat Book LLL at Page 41, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Eagle Drive (Old School Road) at the joint front corner of lots #6 and #7 and running thence with the line of said lots, N. 88 E., 167.3 feet; thence S. 26-4 W., 119.3 feet; thence S. 88 W. 200 feet to a point on Angie Drive; thence with Eagle Drive, N. 10-30 W., 110 feet to the point of beginning.