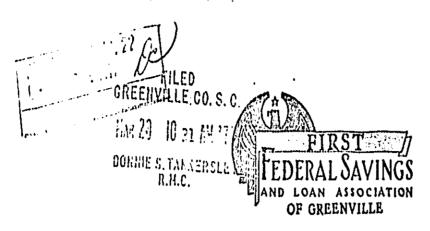
BOOK 1270 FASE 810



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Golden Grove Properties, Inc.
(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 Mortgagoe) in the full and just sum of
Twenty-three Thousand Six Hundred Fifty and no/100 (\$ 23,650.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note
conditions), said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred Seventy
and 94/100
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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 Mortgagoe 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 Mortgagoe 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 Mortgagoe, 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, on the southern side of Golden Grove Circle, being known and designated as Lot No. 20 as shown on plat entitled "GOLDEN GROVE ESTATES", Section 1, dated September 7, 1971, prepared by R. D. Garrison, R.S., and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-R, at page 1, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Golden Grove Circle at the joint front corner of Lots 19 and 20 and running thence along the common line of said lots S. 11-16 E. 210.0 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence S. 78-44 E. 588.4 feet to an iron pin at the joint rear corner of lots 20 and 21; thence with the common line of said lots N. 13-35 W. 260.4 feet to an iron pin on Golden Grove Circle; thence with Golden Grove Circle S. 88-16 W. 117.0 feet to the beginning corner.

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