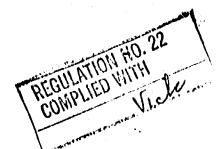
GREENVILLE CO. S. C.

Jun 27 11 55 AH '73

DORNIE S. TANKERSLEY





State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Walter G. Brown and Joann S. Brown
(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 Eight Hundred and No/100 (\$ 36,800.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 Two Hundred
seventy Seven and 97/100 (\$ 277.97

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 lot of land in Greenville County, State of South Carolina, situate on the southern side of Kingsridge Drive as shown on a revised plat of Botany Woods, Inc. as Lot 10, said plat being recorded in the RMC Office for Greenville County in Plat Book FFF, at page 159, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Kingsridge Drive at the joint front corner of Lots 10 and 11 and running thence with the line of Lot 11 S. 20-45 E. 270.6 feet to an iron pin; thence N. 72-39 E. 110 feet to pin at rear of the corner of Lot 9; thence with the line of Lot 9 N. 20-56 W. 261.2 feet to a pin on Kingsridge Drive; thence with the southern side of Kingsridge Drive S. 77-17 west 110 feet to the point of beginning.