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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Lawrence W. Earls

(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

Fifty-three Thousand and No/100

(\$53,000.00__)

- 3000 Constant

does not 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

Four Hundred Fifty-nine and 95/100

) 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 20 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 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 rote and any collations. erals 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 Mortgager 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 Mortgager 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 piece, parcel or lot of land situate, lying and being on the western side of West Round Hill Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 117 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3, and having according to said plat the following metes and bounds:

BEGINNING at a point on the western side of West Round Hill Road at the joint front corner of Lots Nos. 116 and 117 and running thence with the western side of West Round Hill Road S. 17-36 E. 110.0 feet; thence continuing along the western side of West Round Hill Road S. 0-22 W. 110.0 feet to the joint front corner of Lots Nos. 117 and 118; thence turning from West Round Hill Road N. 80-20 W. 353.5 feet to the joint rear corner of Lots Nos. 117 and 118 on the eastern side of McElhaney Road; thence with the eastern side of McElhaney Road N. 0-14 E. 135.0 feet to the joint rear corner of Lots Nos. 116 and 117; thence turning from McElhaney Road N. 82-39 E. 318.8 feet to the point of beginning.

This is the same property acquired by mortgagor herein by deed of Liberty Properties Corporation of South Carolina, dated April 15, 1977, recorded the same date in the R.M.C. Office for Greenville County, S. C. in Deed Book 1054, at Page 699.

