MORTGAGEE'S ADDRESS:
301 College Street
P. O. Drawer 408
Greenville, S. C. 29602

1419 424

FIRST 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:

MARGARET L. STORIE (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) as evidenced by the said note of even date herewith, in the sum of ----------

Thirty-One Thousand and No/100---------- ($ 31,000.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which does does not contain a provision for escalation of interest rate; paragraphs 9 and 10 of this mortgage provide 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 Sixty and 16/100---------- $ 260.16 Dollars each on the first day of each month hereafter in advance until the principal sum and the interest thereon shall be fully paid, said payments to be applied first to the payment of interest computed monthly on unpaid principal balances and then to the principal sum, with the last payment of the entire indebtedness to be due and payable 25 years after date; and

WHEREAS, said note further provides that if default be made in the payment of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days or more, then the entire indebtedness with all interest thereon, at the option of the holder thereof, become immediately due and payable, and it is provided that in case of default in payment of said note and any collateral given to secure the same, the undersigned shall pay all costs and expenses for proceedings upon said note and any collateral given to secure the same, including a reasonable attorney's fee; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor according to the provisions of the said note, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and in order to secure the payment thereof, and any further sums which may be advanced by the Mortgagee to the Mortgagor for any purpose, not exceeding in the aggregate the original amount of the said note, Five Dollars ($5.00) 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, forever, the following described property:

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, in Oaklawn Township, on the southern side of Garrison Road (also known as Sandy Springs Road) and being shown on a plat prepared for Margaret L. Storie dated September 14, 1976, prepared by Carolina Surveying Company and containing 46.5 acres, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Garrison Road at the corner of property of Mack A. Ashmore and running thence along the center of said Road N. 77-25 E. 180.8 feet to a nail and cap; thence continuing along the center of said Road N. 74-30 E. 400 feet to a nail and cap; thence continuing along the center of said Road N. 67-50 E. 92 feet to a nail and cap; thence leaving said road and running S. 56-33 E. 650.3 feet to a stone; thence S. 16-23 W. 558.5 feet to an iron pin; thence S. 13-44 W. 528.3 feet to an iron pin; thence S. 13-05 W. 684.3 feet to an iron pin; thence S. 76-37 W. 310 feet to an iron pin; thence N. 32-49 W. 425 feet to an iron pin; thence N. 33-29 W. 682.9 feet to an iron pin; thence N. 56-31 E. 220 feet to an iron pin; thence N. 33-29 W. 385 feet to an iron pin; thence S. 56-31 W. 220 feet to an iron pin; thence N. 33-29 W. 417.1 feet to an iron pin; thence N. 77-59 E. 642.9 feet to an iron pin; thence N. 12-23 W. 253.1 feet to a nail and cap in the center of Garrison Road, the point of beginning.

The above described property is subject to a right-of-way for ingress and egress to H.D. and Daphne W. Gilliam being described as follows:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, south of Garrison Road (Sandy Springs Road) and beginning at an iron pin at the northwestern corner of property shown as "H.D. and D.W. Gilliam" on plat prepared for Margaret L. Storie dated September 14, 1976, by Carolina Surveying Company and recorded

CONTINUED ON PAGE 4 HEREOF)

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