Mortgagee's mailing address: 301 College St., Greenville, S. C. 29601

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State of South Carolina

GREENVILLE COUNTY OF.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

and Jimmy M. Bridges Thomas S. Bridges

(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

86,200.00 Eighty Six Thousand Two Hundred and 00/100-----

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 xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

EXECUTE: A SECOND CONTROL OF 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

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 delt and to secure the payment thereof and any further sums which may be advanced by the Mortgage to the Mortgagor's account, and also in consideration of the sum of Three Dollars (53.00) to the Mortgagor in hand will and truly paid by the Mortgagor it 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 Mortgagor, 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

ALL those certain pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 126 and 28 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates dated August 18, 1975 and subsequently revised and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5P at Pages 28 & 46 and having according to said plat, such metes and bounds, as appears thereon.

This being the same property conveyed to the mortgagors by deed of College Properties, Incorporated, of even date, to be recorded herewith.

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TERREN FORMAL PROPERTY AND