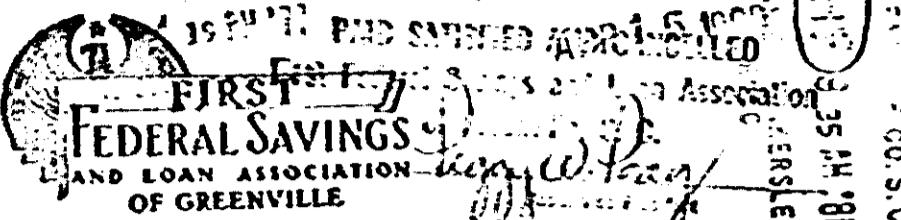


P. O. Drawer 408
Greenville, S. C.

FILED
GREENVILLE CO. S.C.

70-572
NO. 1412 ex 980



State of South Carolina 303-1

COUNTY OF

To All Whom These Presents May Concern:

MORTGAGE OF REAL ESTATE
Bartram

LAW OFFICES OF THOMAS C. CRISSEY, P.A.

Thomas J. Welsh and Eileen M. Welsh

(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 Mortgagor) in the full and just sum of Sixty-Five Thousand and No/100ths - \$ 65,000.00

Dollars as evidenced by Mortgagor's promissory note of even date herewith which note does not contain a provision for escalation of interest rate - paragraphs 9 and 10 of the note provides for an escalation of interest rate under certain conditions), said note to be repaid with interest at the rate or rates therein specified in installments of Four Hundred Ninety-

Nine and 89/100ths - \$ 499.80 Dollars each on the first day of each month thereafter 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 balance, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 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 Mortgagor, or any regulations set out in this instrument, 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 collection costs to secure same, for the purpose of collecting and principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagor may thereafter become indebted to the Mortgagor 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 Mortgagor 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 Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and delivered, and by these presents does grant, bargain, sell and release unto the Mortgagor its successors and assigns, the following described real estate:

ALL that piece, parcel or lot of land situate, lying and being on the Northern side of the cul-de-sac of Bartram Grove being shown and designated as Lot No. 106 on a plat entitled "Revision of Lots Nos. 105, 106, 197, Chanticleer," prepared by R. K. Campbell, dated March 11, 1967, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQQ at Page 69 and having, according to said plat, the following notes and bounds:

BEGINNING at an iron pin on the Northern side of the cul-de-sac of Bartram Grove at the joint front corners of Lots 106 and 107 and running thence with the line of Lot No. 107 N. 17-24 W. 177.7 feet to an iron pin in the rear line of Lot No. 96; thence with the rear line of Lot No. 96 S. 85-39 E. 96 feet to an iron pin in the rear line of Lot No. 97; thence with the rear line of Lot No. 97 S. 51-53 E. 135 feet to an iron pin in the line of Lot No. 105;

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