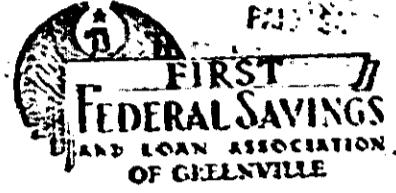


FILED  
GREENVILLE CO. S.C.  
S. 4 SEPTEMBER  
TENNESSEE  
1964



MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Mr. LARRY D. GRIDER & KATHRYN C. GRIDER

(hereinafter referred to as Mortgagor) 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  
**FOURTY SEVEN THOUSAND** (\$47,000.00)

Dollars as evidenced by Mortgagee's promissory note of even date herewith which note does not contain a provision for escalation of interest rate. Paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions, and note to be repaid with interest at the rate or rates thereon specified in installments of  
**THREE HUNDRED SIXTY NINE & 75/100** (\$369.75) 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, on account, 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 law or the Charter of the Mortgagee or any regulations set out in the 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 mature any proceedings upon said note and any collateral given to secure same, for the purpose of collecting and attaining due and interest, with costs and expenses for proceedings, and costs given to secure same.

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced in the Mortgagor's account for the payment of taxes, insurance, common expense, or for any other purpose.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said sum, and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, will also in consideration of the sum of Three Hundred (\$300) to the Mortgagee in hand well and truly paid to the Mortgagee at and before the writing of these presents, the aforesigned aforesaid acknowledged, has granted, bargained, sold and delivered, and by these presents does grant, bargain, sell and deliver unto the Mortgagee its successors and assigns, the following described real estate.

All that certain piece, parcel, or lot of land, with all improvements thereon, or heretofore to be constructed thereon, situated, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 77 as shown on plat of Section Three, BROOKSIDE SUBDIVISION, recorded in the RMC Office for Greenville County in plat book 5 P, page 11, and having according to said plat the following metes and bounds:  
to-wit:

Beginning at an iron pin on the south side of Meadowbrook Drive, joint front corner of Lots 77 and 78; thence with the joint line of said lots, S. 39-55 W. 160 feet to an iron pin in the line of Marva Lee Putnam property; thence with the line of said property S. 50-05 E. 103 feet to an iron pin joint rear corner of Lots 77 and 76; thence with the joint line of said lots N. 39-55 E. 160 feet to an iron pin on the south side of Meadowbrook Drive; thence with the south side of said street N. 50-05 W. 103 feet to an iron pin, the point of beginning.

This is the same property as