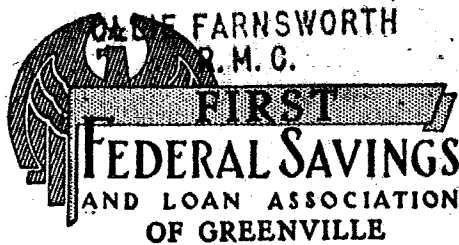


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BOOK 1124 PAGE 416



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

W. SHANNON LINNING, III and SANDRA S. LINNING

(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 Seventeen

Thousand and no/100----- (\$17,000.00---) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Twenty and 16/100----- (\$ 120.16-----) 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.....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 note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such 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 Mortgagee 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 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, 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

All that certain lot of land lying in the State of South Carolina, County of Greenville, City of Greenville, on the northern side of Mount Vista Avenue, shown as part of Lots 5 and 6, on a plat of property of D. T. Smith prepared by C. M. Furman, Jr., Engineer, recorded in the R.M.C. Office for Greenville County in Plat Book F at page 108 and being shown on a survey entitled "Property of Cleta Welborn (Jo Ann) Scott", prepared by C. O. Riddle, R. L. S., dated March 22, 1969, and recorded in the R.M.C. Office for Greenville County in Plat Book 4B at page 1, and being further described according to the more recent survey as follows:

BEGINNING at an iron pin at the northwestern corner of Mount Vista Avenue and Penn Street and running thence along the northern side of Mount Vista Avenue S. 64-20 W. 110 feet to an iron pin in the line of Lot 5; thence in a line through Lot 5, N. 25-40 W. 150 feet to an iron pin; thence N. 64-20 E. 110 feet to an iron pin on the western side of Penn Street; thence along Penn Street, S. 25-40 E. 150 feet to the point of beginning. This is the same property conveyed to mortgagors by deed of J. Harold Scott and Lydia D. Scott to be recorded herewith.