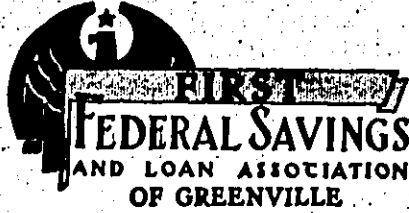


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GREENVILLE, CO. S. C.

DEC 18 2 47 PM '70

OLLIE FARNSWORTH  
R. M. C.

BOOK 1176 PAGE 135



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Thomas J. Farr and Margaret C. Farr

(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  
Twenty Six Thousand Seven Hundred and No/100----- (\$ 26,700.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note contains  
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 in installments of -----

Two Hundred Six and 09/100----- (206.09 ) 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 25 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 collat-  
erals 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 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 Greenville, on the northwestern side of Kenilworth  
Drive, being shown and designated as Lot 12 on a plat of Sec. 4, Wellington Green,  
made by Piedmont Engineers & Architects, 10/2/68, recorded in the RMC Office for  
Greenville County in Plat Book WWW, at Page 36, and having according to said plat the  
following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Kenilworth Drive, joint front corner  
of Lots 12 and 13, and running thence along the common line of said Lots N. 50-50 W.  
153.2 feet to a point; thence with Brushy Creek as the line, N. 54-03 E. 140.0 feet  
to a point; thence along the common line of Lots 11 and 12 S. 48-76 E. 117.25 feet to  
a point on the northwestern side of Kenilworth Drive; thence along the said Kenilworth  
Drive S. 39-10 W. 130.0 feet to the point of beginning.