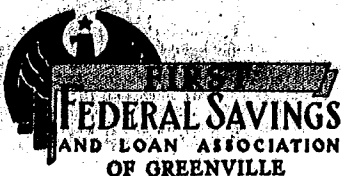


JAN 13 1 58 PM '11
OLLIE FARNSWORTH
OLLIE FARNSWORTH
R. M. C.

BOOK 1178 PAGE 217



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, J. W. Pitts and Dorothy M. Pitts, of Greenville County

(hereinafter referred to as Mortgagor) (SEND(S) CREETINCS:

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-Two Thousand and No/100----- (\$ 22,000.00)

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

One Hundred Sixty-Nine and 80/100----- (\$ 169.80) 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 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 ALE 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 Mortgagee 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, near the City of Greenville, being known and designated as portions of Lots Nos. 8, 9, 59 and 60 of Map 2 Camilla Park, Property of John B. Marshall Estate, recorded in the R. M. C. Office for Greenville County in Plat Book M at Page 85 and having, according to said plat, the following metes and bounds, to-wit:

First Parcel: BEGINNING at a stake at the northern corner of the intersection of Harvard Avenue and Flora Avenue and running thence with the northwestern side of Flora Avenue, N. 13-02 E. 83 feet to a stake at corner of Lot 60; thence continuing with said Avenue, N. 29-07 E. 79.8 feet to a stake at the corner of Lot 61; thence with the line of said Lot 61, N. 60-51 W. 114.7 feet to a stake at corner of lot heretofore conveyed to G. D. Forrester; thence with the line of said lot, S. 28-44 W. 160.1 feet to a stake on Harvard Avenue; thence with the northeastern side of said Avenue, S. 60-51 E. 139.4 feet, more or less; to the beginning corner;

Second Parcel: BEGINNING at a stake on the northeastern side of Harvard Avenue, 138 feet southeast from Easley Bridge Road and running thence N. 12-45 E. 17 feet to a stake; thence N. 28-35 E. 63.9 feet to a stake; thence S. 60-42 E. 35 feet to a stake; thence N. 22-40 E. 68 feet to a stake in line of Lot 7; thence with the line of said lot, S. 60-51 E. 27.2 feet to a stake at the corner of property conveyed to G. D. Forrester; thence with the line of said lot, S. 24-30 W. 160 feet, more or less, to a stake on Harvard Avenue; thence with the northeastern side of said Avenue, N. 60-51 W. 62 feet to the beginning corner.

The above described property consists of parcels conveyed to the mortgagors by deeds recorded in the R. M. C. Office for Greenville County in Deed Vol. 28 at page 213 (Lot 59); in Deed Vol. 310 at page 450 (Lots 8 and 60) and in Deed Vol. 301 at page 437 (Lot 9); less those parcels conveyed by mortgagors by deeds recorded in Deed Vol. 319 at page 240; Deed Vol. 445 at page 525 and in Deed Vol. 499 at page 481.