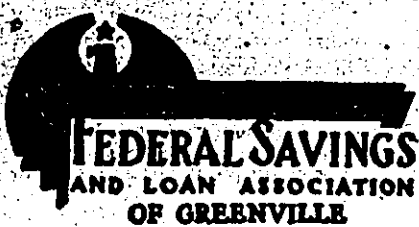


FILED
GREENVILLE CO. S. C.

MAR 31 4 25 PM '72

OLLIE FARNSWORTH
R. M. C.



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Janice Fant Gilmore

(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

Eighty-five Thousand and n/100----- (\$ 85,000.00--)

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 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 ~~at the rate of~~

~~with the sum of \$85,000.00 plus interest thereon at the rate of 12% per annum, compounded annually, from the date hereof to the date of payment in full, or if not sooner paid, to be due and payable five years after date; and~~ entire balance

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 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:

those
All ~~the~~ certain pieces ~~of~~ or lots 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, being shown as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 and the area designated as Strathmore Drive on plat of Strathmore recorded in Plat Book 4N at page 57 in the RMC Office for Greenville County. Reference to said plat made by Campbell & Clarkson, December 14, 1971, is hereby made for a more complete metes and bounds description.

The mortgagee agrees to release the within described lots separately upon the payment to the mortgagee of the sums set forth for each lot in the following schedule:

Lot #	Release Amount	Lot #	Release Amount
1	\$11,000.00	7	\$9,250.00
2	8,750.00	8	9,000.00
3	7,500.00	9	6,250.00
4	9,250.00	10	6,250.00
5	12,100.00	11	8,750.00
6	7,250.00	12	8,750.00