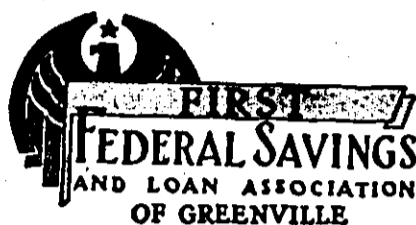


GREENVILLE, CO. S. C.

MAY 10 '24 40 PH '72

OLLIE FARNSWORTH  
R. M. C.

BOOK 1232 PAGE 506



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

A. S. WALKER

(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

THIRTY FOUR THOUSAND AND NO/100 (\$ 34,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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

FORTY NINE AND 48/100 (\$ 249.48 ) 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 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 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:

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, located on the northeastern side of Piney Mountain Road and being known and designated as the southeastern part of Lot No. 21 and the northwestern part of Lot No. 22, as shown on a plat of Clairmont Ridge, prepared by Dalton & Neves, Surveyors, dated September, 1928, of record in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H, at page 182, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Piney Mountain Road at the joint front corner of the northwestern part of Lot No. 21, heretofore conveyed to Virginia C. Summey, and running thence along the northeastern side of Piney Mountain Road S. 60-20 E. 67 feet to the joint front corner of the original lots numbers 21 and 22; thence continuing with said road S. 57-30 E. 66.67 feet to a point at the line of property, now or formerly owned by John A. B. Burns; running thence N. 46-35 E. 392 feet along the line of the last mentioned property to a point; running thence N. 43-25 W. 130.86 feet to a point; running thence S. 46-35 W. 420 feet to an iron pin, the point of beginning.

ALSO: All that certain piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, located on the northern side of Piney Mountain Road and being known and designated as the northwestern and greater portion of that certain lot known as Lot No. 21, as shown on a plat of Clairmont Ridge, prepared by Dalton & Neves, Surveyors, of record in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H, at page 182, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Piney Mountain Road at the joint front corner of Lot Nos. 21 and 20, running thence along said road S. 60-20 E. 133 feet to a point; running thence in a northeasterly direction to a point in the rear line of Lot No. 21, which point is 125 feet S. 43-25 W. from the joint rear corner of Lots 20 and 21; running thence N. 43-25 W. 125 feet along the rear line of Lot No. 21 to an iron pin at the joint rear corner of Lots Nos. 20 and 21; running thence S. 46-35 W. 469.8 feet to the point of beginning.