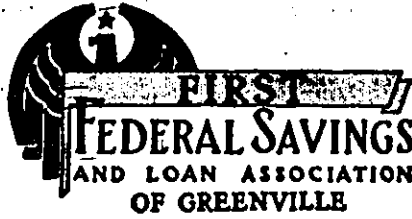


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GREENVILLE CO. S. C.

BOOK 1237 PAGE 508

JUN 16 4 17 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:

Jerry A. Brown and Jerrie M. Brown ----- (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 Thou-
sand and No/100 ----- (\$ 34,000.00 ---)

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 in installments of Two Hundred Thirty-
seven and 74/100 ----- (\$ 237.74 -----) 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 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

ALL that piece, parcel or lot of land situate, lying and being at the south-
eastern corner of the intersection of Gateway Drive and Continental Drive near
the City of Greenville, in the County of Greenville, State of South Carolina and
known and designated as Lot No. 58 of a subdivision known as Merrifield Park, II,
plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book
WWW at Pages 50 and 51 and according to said plat has the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Gateway Drive at the joint
front corner of Lots Nos. 58 and 59 and running thence with the joint line of said
lots S. 43-08 E., 165 feet to an iron pin; running thence N. 46-52 E., 50 feet to
an iron pin at the joint corner of Lots Nos. 58 and 68; running thence with the
joint line of said lots N. 14-33 E., 145.4 feet to an iron pin on the southern
side of Continental Drive; running thence with the southern side of said drive
N. 82-04 W., 30 feet to an iron pin; thence continuing with said drive N. 47-
30 W., 50 feet to an iron pin at the intersection of Continental Drive and
Gateway Drive; running thence S. 76-11 W., 43.6 feet to an iron pin on the
southeastern side of Gateway Drive; running thence with the southeastern side
of said drive S. 46-50 W., 90 feet to an iron pin, point of beginning.