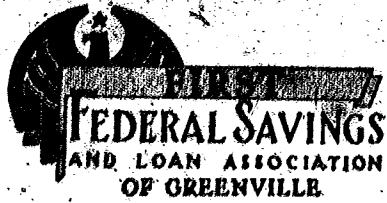


ELIZABETH HOLE  
RECORDS



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Lester D. Scott and Sharon A. Scott

(hereinafter referred to as Mortgagor) (SEND(S) CREDITORS

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) by the full and just sum of Sixteen Thousand Six Hundred and No/100 ----- (\$ 16,600.00

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not have 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 Twenty-One and 82/100 ----- 121.82

) 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, on the southeastern side of Sutton Drive in Chick Springs Township, near the city of Greenville, being shown as Lots Nos. 56 and 57 of Block D, on a plat of Mayfair Estates recorded in the R. M. C. Office for Greenville County in Plat, Book S at Page 72 and being more particularly described on a plat of Columbus L. Johnston, Jr. prepared by J. C. Hill on December 30, 1959 and according to said plat, being more particularly described as follows:

BEGINNING at an iron pin on the southeastern side of Sutton Drive at the front corner of Lot No. 58, which pin is 57 1/2 feet southwest of the intersection of said Drive with Lee Road, thence with the line of said Lot, S. 66-17 E. 194.9 feet to an iron pin; thence S. 29-12 W. 80 feet to an iron pin at the rear corner of Lot No. 55; thence with the line of said Lot, N. 60-08 W. 188.6 feet to an iron pin on the southeastern side of Sutton Drive; thence with the southeastern side of said Drive, N. 25-35 E. 30 feet to an iron pin, joint corner of Lots Nos. 56 and 57; thence with the southeastern side of said Drive, N. 22-30 E. 30 feet to the beginning corner.