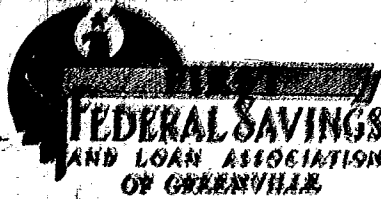


FILED
GREENVILLE, CO. S. C.

DEC 4 11 19 64 '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1259 PAGE 169



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

FRANK HAMMOND

(Person(s) 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 Twelve Thousand and No/100----- \$12,000.00

Does not include Dollars, as evidenced by Mortgagor's promissory note of even date hereunto which does not include a provision for escalation of interest rate (paragraphs 9 and 10 of said promissory note provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate of 9.64 Ninety and 64/100----- Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid and payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then in 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 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 northeastern side of Chipley Lane, being known and designated as Lot No. 88, Chestnut Hills, as shown on plat which is of record in the RMC Office for Greenville County in Plat Book GG, Pages 34 and 35, and having according to the said plat the following metes and bounds to wit:

Beginning at an iron pin, joint front corner of Lots 87 and 88; running thence with northwestern side of Chipley Lane S-28-13 W 70 feet to the joint front corner of Lots 88 and 89; running thence along joint line of said lots N 61-47 W 150 feet to an iron pin; running thence N 28-13 E 70 feet to joint rear corner of Lots 87 and 88; running thence along common line of said lots S 61-47 E 150 feet to point of beginning.