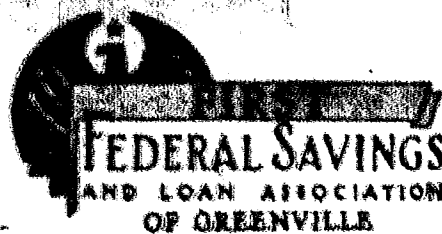


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GREENVILLE CO. S. C.

BOOK 1260 PAGE 213

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ELIZABETH MOORE
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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Robert M. Kelly and Martha B. Kelly, of Atwater, California

(Hereinafter referred to as Mortgagee) (SEND(S) GREETINGS

WHEREAS the Mortgagee in good and lawful consideration with FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 409 THE COMMONS, Greenville, South Carolina, hereinafter referred to as Mortgagee, in the full and just sum of

Thirty Thousand, Four Hundred and No/100 30,400.00

Ordinary in conformity to Mortgagee's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate, paragraphs 2 and 10 of this mortgage provide for an escalation of interest rate under certain conditions, and note to be repaid with interest at the rate or rates therein specified in installments of

Two Hundred Twenty-Four and 95/100 224.95 Dollars each on the first day of each month hereafter in advance, until the principal and such interest has been paid in full, such payments to be applied first to the payment of interest, principal, maturity or unpaid principal balance, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 29 days after date and

WHEREAS, and now before these presents that if at any time any portion of the principal or interest due hereunder 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 of the Charter of the Mortgagee or any conditions set out in this mortgage, the whole amount due hereunder shall at the option of the holder thereof, become immediately due and payable and such holder shall have the right to institute any proceedings upon said note and any collateral which there is or may hereafter be for the purpose of collecting said principal due and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagee may heretofore become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, commissions, repairs, or for any other purpose

NOW KNOW ALL MEN, That the Mortgagee in consideration of said debt and to secure the payment thereof and any further sums which may be advanced to the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and lawfully paid to the Mortgagee at and before the making of these presents, the receipt whereof is hereby acknowledged and received, accepted and returned and by these presents does grant, bargain, sell and release unto the Mortgagee, to have and to enjoy, the following described real estate:

All that certain parcel, piece 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, Paris Mountain Township, containing 2.13 acres as shown on plat of Walter Bayne, recorded in the R. M. C. Office for Greenville County in Plat Book 4-B, at Page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Forestville Road at the corner of the property of Avery Batson, and running thence S. 52-00 E. 467.3 feet to an iron pin; thence S. 65-54 W. 304 feet to an iron pin; thence N. 33-55 W. 394.5 feet to an iron pin on the southeastern side of said road; thence N. 56-30 E. 153.2 feet to the point of beginning; being the same conveyed to us by Walter L. Bayne by his deed dated June 6, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 869, at Page 466.