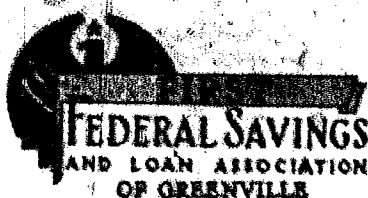


FILED
GREENVILLE CO. S. C.

Dec 11 11 33 AM '72

ELIZABETH RIDDLE
C.M.O.

BOOK 1280 PAGE 228



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Laura B. Buchanan

(hereinafter referred to as Mortgagee) (SEND(S) GREETINGS:

WHEREAS the Mortgagee 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

Nine Thousand Five Hundred and No/100 ----- 9,500.00

Dollars as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of One Hundred

Twelve and 77/100 ----- 112.77

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 10 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, 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 by 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 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, containing 14 acres, being designated as a tract containing one (1) acre, and tract No. 1, containing thirteen (13) acres, on plat of Property of W. Y. Batson Estate made by W. A. Hester, November 11, 1925 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake in road to Greer in the line of Tract No. 5 and running thence with the line of Williams Land, S-42-1/2 E. 7.80 to iron pin; thence S. 37-1/4 E. 2.00 to a stake in branch; thence with branch as the line in a southeasterly direction 13.86 to a bridge; thence N. 87 E. 4.30 to a bend in road; thence N. 57 E. 4.73 to a bend in road; thence N. 34 E. 2.30 to iron pin at the corner of Baker Lot, thence straight with said lot N. 34 E. 2.70 to center of intersection of Tigerville and Greer Roads; thence with the line of Tracts No. 2, 3 and 4, N. 51 W. 18.87 to iron pin at the corner of Tracts No. 4 and 5, thence along road to Greer, N. 79 W. 4.80 to the beginning corner; the distances referred herein are chains; being the same property conveyed to me by Clarence M. Buchanan and Ruth H. Buchanan by their deed dated September 6, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Volume 533 at Page 517. LESS, HOWEVER, 1.2 acres of said property lying on the south side of S. C. Highway 415 which was conveyed by Laura B. Buchanan to Ralph E. Knight and Lois B. Knight by deed dated May 18, 1962, and recorded in the R. M. C. Office for Greenville County in Deed Volume 699 at Page 371.

The plat of said acreage is recorded in the R. M. C. Office for Greenville County in Plat Book WW at Page 284.