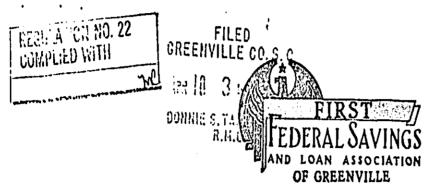
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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John R. Ayers and Phyllis D. Ayers
(hereinaster referred to as Mortgagor) (SEND(S) GREETING
WIIEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION C GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of
Thirty-One Thousand Four Hundred and 00/100(\$.31,400.00
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which notedoes_not_providea provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certa
conditions), said note to be repaid with interest as the rate or rates therein specified in installments of
Two Hundred Twenty-Four and 96/100
paid, to be due and payable

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 Cherter 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. he 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 Mortgagoe 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 scaling 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, being known and designated as Lot 35 of Forrester Woods, Section 1, dated March 14, 1972, prepared by R. B. Bruce, R. L. S., said plat being recorded in the RMC Office for Greenville County in Plat Book 4N-78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Old Hickory Point, joint front corner of Lots 32 & 35 and running thence with the common line of said Lots S. 62-24 E. 160 feet to an iron pin; thence along the rear line of Lot 35 N. 27-36 E. 110 feet to an iron pin; joint rear corner of Lots 35 & 36; thence along the common line of said Lots N. 62-24 W. 160 feet to an iron pin on the southeastern side of Old Hickory Point, joint front corner of Lots 35 & 36; thence along the southeastern side of Old Hickory Point, S. 27-36 W. 110 feet to an iron pin, the point of BEGINNING.