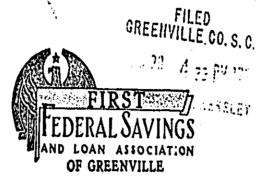
BOOK 1273 FAGE 311





State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ARCH J. BALCOMBE and ANNIE S. BALCOMBE

.. (hereinaster reserved 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 FIITEER Thousand

Five Hundred Dollars and no/100----- 15,500.00

conditions), said note to be repaid with interest as the rate or rates therein specified in installments ofOne_Hundred.....

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder small 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 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, Oaklawn Township, containing Ten (10) acres more or less, and having according to a Plat of Property of Arch J. Balcombe made by Carolina Engineering and Surveying dated 23 March 1973, to be recorded herewith, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Augusta Road and running thence S. 28-40 W. 1350 Feet to a stake; thence turning and running N. 49-11 W. 277 feet to a stake; thence turning and running N. 36-25 E. 800 feet; thence N. 19-20 E. 248.8 feet; thence N. 41-30 E. 320 feet to a point in the center of Augusta Road; thence turning and running S. 49-10 E. 375 feet to the point of beginning.

Grantor herein also conveys all his rights, title to, and interest in the road located on his property which is used for ingress and egress to said property.

The following restriction is hereby placed upon the property: there shall be no more than two (2) house trailors parked on this property and they shall be parked on the Ware Place side of the property and no closer to Highway 25 than the existing house now on the property.