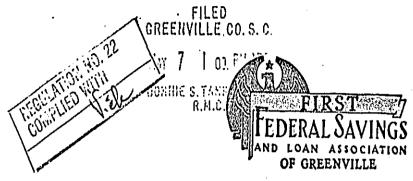
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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John V. Webb and Doris W. Webb

(hereinafter 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

Eleven Thousand Eight Hundred Fifty and No/100ths---- (\$ 11,850.00)

Dollars, as evidenced by Mortgagor'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

Ninety-One and 47/100ths----- (\$ 91.47) 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 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 Mortgagor 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 Mortgagoe 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 Mortgagoe, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land with the buildings and improvements thereon in Gantt Township, Greenville County, State of South Carolina, about six (6) miles South of Greenville County Court House, East of the Augusta Road, being known and designated as Lot No. 31 on the South side of Eastview Drive as shown on plat of Subdivision known as "Clearview Heights", made by M. H. Woodward, R. E., December, 1945, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book P, Page 1, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the South side of Eastview Drive at the joint front corner of Lots Nos. 31 and 32 and running thence along the line of Lot 32, S. 18-04 E., 216.8 feet to a point on the North side of Clearview Drive; thence along the North side of Clearview. Drive, N. 75-33 E., 86.4 feet to an iron pin at the joint corner of Lots 31 and 30 and runs thence along the line of Lot 30, N. 18-04 W., 222.4 feet to a point on the South side of Eastview Drive; thence along the South side of Eastview Drive, S. 71-56 W., 86.2 feet to the beginning corner.