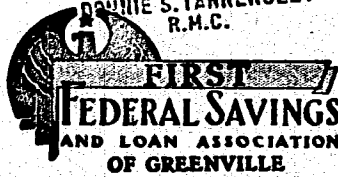


JUN 22 11 43 AM '73

RONNIE S. TANKERSLEY R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Johnny Stephen Bailey and Jane S. Bailey, of Greenville County,

(hereinafter referred to as Mortgagor) (SEND(S) CREETINGS:

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

Thirty-Four Thousand, Two Hundred and No/100----- (\$ 34,200.00 )

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

Two Hundred Fifty and 95/100----- (\$ 250.95 ) 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 30 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 Mortgagee 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 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, being triangular in shape, situate on the southeast side of Lockwood Avenue and being a portion of Lot 77 on a plat of the property of Elletson Acres, Section A, recorded in Plat Book EE at Pages 160-161, R. M. C. Office for Greenville County and having the following metes and bounds:

BEGINNING at an iron pin on the southeast side of Lockwood Avenue at the northwest corner of Lot No. 78 and running thence with line of Lot 78, S. 37-13 E. 78.5 feet to a pin; thence N. 45-45 W. 75.7 feet to iron pin on the southeast side of Lockwood Avenue; thence along the southeast side of Lockwood Avenue, N. 35-03 E. 12 feet to the beginning corner;

ALSO: All that lot of land in Greenville County, State of South Carolina, being known and designated as Lot 78 on a plat of the property of Elletson Acres, Section A, recorded in Plat Book EE at Pages 160 and 161, R. M. C. Office for Greenville County and described as follows:

BEGINNING at an iron pin on the southern side of Lockwood Avenue at the joint front corner of Lots 78 and 79 and running thence with the line of Lot 79, S. 36-37 E. 168.3 feet to iron pin; thence S. 53-0 W. 100 feet to iron pin, rear corner of Lots 77 and 78; thence with the line of Lot 77, N. 36-37 W. 170.5 feet to iron pin on Lockwood Avenue; thence with said Lockwood Avenue, N. 56-23 E. 97 feet to the beginning corner;

LESS, HOWEVER, All that certain piece, parcel or lot of land, triangular in shape and being a portion of Lot 78 on a plat of property of Elletson Acres, Section A, recorded in Plat Book EE at Pages 160-161 in the R. M. C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of Lot No. 77 and running thence with line of Lot 77, N. 37-15 W. 91.7 feet to a pin; thence S. 45-45 E. 92.8 feet to iron pin; thence S. 53-00 W. 14 feet to the beginning corner;

The above is the same conveyed to us by William J. Delany and Kathryn L. Delany by deed of even date to be recorded herewith. Page 1