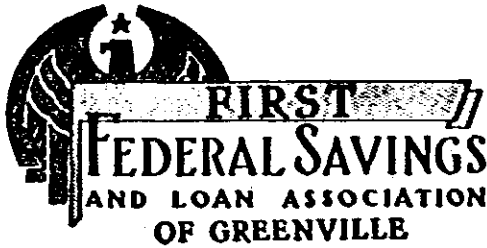


JUN 16 9 55 AM '77

JOHN S. WALKER
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

CLEODIS SOUTHERN and JOYCE T. SOUTHERN

(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

Fifteen Thousand and 00/100 (\$ 15,000.00)

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 One Hundred

Eighty-eight and 00/100 (\$ 188.00) 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 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:

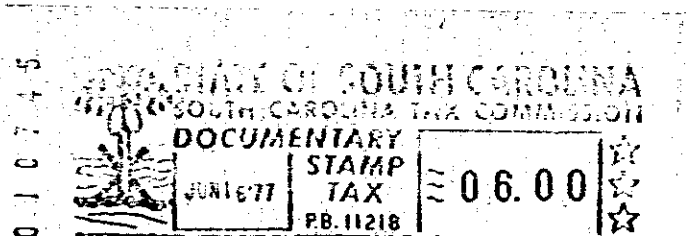
All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, near Oneal, lying on the southeast side of the road that leads from Oneal to Berry's Mill, being bounded on the north and east by other lands of myself, on the southern side by lands of Miller Forrester and on the western side by the said road and other lands of myself, and being a part of the same land that was conveyed to me by deed from James L. Rollins, September 13, 1940, (the 29 acre tract) recorded in the office of the R.M.C. for Greenville County in Deed Book 225 at Page 220, and having the following courses and distances, to-wit:

BEGINNING on a stake in the center of the said road, joint corner of the Miller Forrester Tract, and runs thence with the Forrester line S. 41-50 E. 224.5 feet to a stake; thence a new line N. 27-35 E. 210 feet to a stake; thence N. 41-50 W. 224.5 feet to a nail and stopper in the said road; thence with the road S. 27-35 W. 210 feet to the beginning corner, containing one (1) acre, more or less.

THIS BEING the identical premises conveyed to Cleodis Southern by deed of Jessie J. Bramlett dated April 21, 1953, and recorded in the Greenville County R.M.C. Office in Deed Book 490 at Page 90, and conveyed to Joyce T. Southern by deed dated June 15, 1977, and recorded in said R.M.C. Office in Deed Book 1058 at Page 644.

MORTGAGEE'S ADDRESS: 301 College Street
P. O. Drawer 408
Greenville, South Carolina 29602



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