

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Michael G. Warrington and Sandra S. Warrington

(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

Twenty-five Thousand, Six Hundred and no/100ths (\$25,600.00)

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, five and 99/100ths (\$ 205.99) 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 thirty 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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor 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,

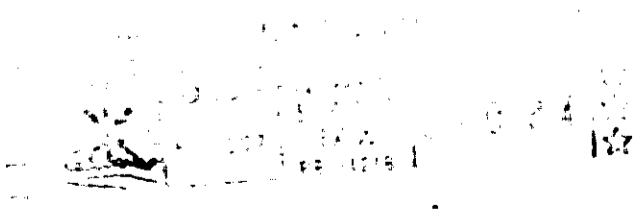
NOW KNOW ALL MEN, That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor 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, situate, lying and being on the western side of Brookdale Drive and being known and designated as Lot 12 on a plat of "Pleasant View" Subdivision, Section 1, as recorded in the RMC Office for Greenville County in Plat Book HH, Page 52, and having the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Brookdale Avenue, joint front corner of Lots 12 and 13 and running thence along the common line of said lots N 58-15 W 140 feet to an iron pin on the rear line of Lot 15; thence N 5-12 E 22.4 feet to an iron pin; thence N 31-45 E 76.6 feet to an iron pin; thence S 55-47 E 150.15 feet to an iron pin on Brookdale Avenue; thence along Brookdale Avenue S 31-45 W 90 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Larry Brandt Culbertson and Brenda L. Culbertson as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1668, Page 654, on November 13, 1977.

REC-115-128



RECORD

4326 RV-2