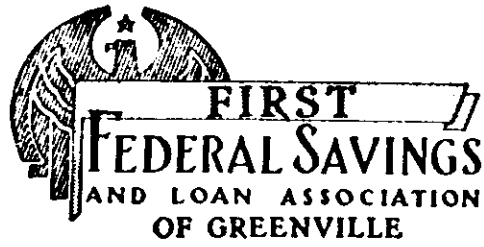


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State of South Carolina )

COUNTY OF GREENVILLE )

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

KENNETH E. SHOFFNER AND LYNN B. SHOFFNER

(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-eight Thousand and no/100----- (\$ 28,000.00 )

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 Two Hundred

Twenty-five and 30/100----- \$ 225.30 ) 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 Mortgagee in full and truly paid by the Mortgagor, it 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 eastern side of Badger Drive, being portions of lots nos. 48 and 49 on a plat of Groveland Dell Subdivision recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book BBB, Page 73 and having according to a plat of the Property of Gerald C. Bishop and Barbara D. Bishop made by R. B. Bruce, Surveyor, dated May 11, 1973, recorded in the R.M.C. Office for said County and State in Plat Book 6-L at Page 85, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Badger Drive, said iron pin being located 347 feet south of the center line of the intersection of Winesap Way with Badger Drive, said iron pin being located 40 feet north of the old common front corner of lots nos. 48 and 49, and running thence through lot no. 49 S. 87-22 E. 201.5 feet to an iron pin; thence S. 6-09 E. 110 feet to a point in the line of lot no. 48; thence through lot no. 48 N. 87-22 W. 201.5 feet to a point on Badger Drive; thence with the eastern side of Badger Drive N. 6-09 W. 100 feet to the beginning corner.

This is the same property conveyed to Kenneth E. Shoffner and Lynn B. Shoffner by deed of Gerald C. Bishop and Barbara D. Bishop of even date to be recorded herewith.

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