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GREENVILLE, S.C.

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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WILLIAM E. SMITH, LTD.

(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

Forty six thousand four hundred & 00/100----- (\$ 46,400.00 )

Dollars, as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of Three hundred seventy three & 35/100----- \$ 373.35 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,

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 26 DEVENGER PLACE, SECTION 7, on plat thereof prepared by Dalton & Neves, Co., Engineers, dated September, 1975, which plat is of record in the RMC Office for Greenville County, S.C., in Plat Book 5-P, at Page 3, and having according to said plat, the following metes and bounds description;

BEGINNING at an iron pin on the northern side of Richfield Terrace, joint front corner of Lots 25 and 26, running thence with joint line of said lots, N.7-07 E., 151.7 feet to an iron pin at joint rear of said lots; thence S.86-11 W., 75.5 feet to joint rear of Lots 26 and 27; thence with line of said lots, S.17-47 W., 138.9 feet to joint front of Lots 67 and 71; running thence S.78-47 E., 50 feet; S.85-59 E., 50 feet to the point and place of beginning.

This being the same property conveyed to mortgagor by deed of Devenger Road Land Co., a Partnership, dated April 10, 1978 and being recorded in the RMC Office for Greenville County, S.C., in Deed Book 1076, at Page 841.

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