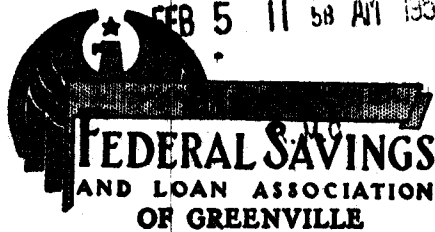


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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, William Marshall Kay, Jr., of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Eight Thousand, Five Hundred and No/100 - - - - -

(\$ 8,500.00 ) Dollars, with interest at the rate specified in said note, to be repaid in installments of

Fifty-Six and 10/100 - - - - - (\$ 56.10 )

Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 79 of Section I of Oak Crest, property of Brown, Inc., according to a plat made by C. C. Jones, Engineer, and lying on the northern side of Florida Avenue and the eastern side of Templewood Drive, and having, according to said plat, the following metes and bounds:

"BEGINNING at a pin at the joint corner of Lots Nos. 79 and 88, which pin is 351.7 feet from the southeastern corner of the property conveyed to Brown, Inc. by George F. Townes, as Trustee, and running thence with Florida Avenue, S. 79-43 W., 125.6 feet to a pin; thence along a traverse subtending the arc of an intersection of Florida Avenue and Templewood Drive, N. 57-37 W., 36.8 feet to a pin on the eastern side of Templewood Drive; thence with the eastern side of Templewood Drive, N. 14-57 W., 60 feet to a pin at corner of Lot No. 78; thence with line of Lot No. 78, N. 75-03 E., 150 feet to a pin in line of Lot 89; thence with line of Lot No. 89 and continuing with line of Lot No. 88, S. 14-57 E., 97.1 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same lot of land conveyed to me by Brown, Inc. by deed dated January 29, 1955, not yet recorded."