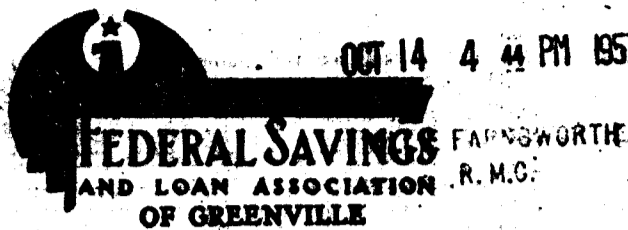


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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Augustus O. Barbare and Lois L. Barbare 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

GREENVILLE, in the full and just sum of Four Thousand and No/100 - - - - - (\$4,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of Forty and

No/100 - - - - - (\$40.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently

extended, will be due and payable 11-7/12 years after date. The 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 (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, become immediately due and payable, and the holder 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, and in Ward One of the City of Greenville, on the north side of West Park Avenue, and being known and designated as all of Lot No. 3 and the eastern half of Lot No. 2 of the property of Ava O. Ferguson, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book C, at Page 254, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the north side of West Park Avenue at the corner of Lot No. 4, which point is 111.6 feet west of the intersection of Wilton Street, and running thence along the line of said Lot No. 4, N. 16-06 E. 140.4 feet to an iron pin at the rear corner of said lot on the south side of a 14-foot alley; thence along the line of said alley, N. 76-30 W. 78.6 feet to an iron pin in the center of the rear line of Lot No. 2; thence on a line through the center of Lot No. 2, about S. 18-23 W. 140.7 feet, more or less, to an iron pin in the center of the front line of said lot on the north side of West Park Avenue; thence along the line of said West Park Avenue, S. 76-30 E. 83.5 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 us by Edna H. Barbare by deed dated April 1, 1949, and recorded in the R. M. C. Office for Greenville County in Vol. 381, at Page 122.