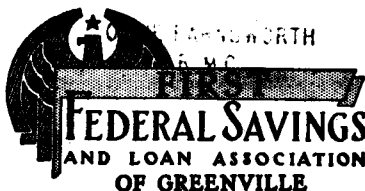


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BOOK 985 PAGE 584



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Sr.

I, Claude F. Cato, of Greenville County,

(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

Thirty Thousand and No/100----- (\$ 30,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Three Hundred Twenty-Nine and 31/100-- (\$ 329.31) 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 10 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 such 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, in Paris Mountain Township, containing 4.16 acres, more or less, (exclusive of roads), on the north side of Hunts Bridge Road, and having according to plat of property of William T. Hester, prepared by C. O. Riddle, Reg. L. S., April 1, 1955, the following metes and bounds, to-wit:

"BEGINNING at a point in the center of the Hunts Bridge Road at corner of property now or formerly of Jannie L. Farr; thence N. 1-00 E. 42.8 feet to an iron pin near the north edge of said road; thence N. 1-00 E. 234.2 feet to an iron pin at corner of other property of the mortgagor; thence along said property, N. 75-02 E. 524.1 feet to an iron pin at the southwest edge of the present White Horse Road (the same being the old location thereof); thence N. 75-02 E. 8.3 feet to a point in said road; thence S. 38-02 E. 60.0 feet to an iron pin on the southwest edge of said road, at corner of property now or formerly of Earl Bishop; thence with Bishop's line, S. 3-32 E. 267.8 feet to an iron pin near the north edge of Hunts Bridge Road; thence S. 3-32 E. 23.0 feet to a point in the center of said road; thence with the center of said road the following courses and distances: S. 64-05 W. 100 feet to bend; S. 73-43 W. 100 feet to bend; S. 80-11 W. 100 feet to bend; S. 88-48 W. 100 feet to bend; N. 85-56 W. 191.0 feet to point of beginning; being the same conveyed to Mamie L. Cato by William T. Hester by deed dated March 13, 1957 and recorded in Deed Vol. 573 at Page 163."

ALSO: "All that certain piece, parcel or tract of land situate, lying and being in Paris Mountain Township, County and State aforesaid, on the southwest side of White Horse Road, containing 4 acres, bounded by property of William T. Hester and Janie L. Farr, and having, according to a plat of C. O. Riddle, dated April 1, 1955, the following metes and bounds, to-wit:

"BEGINNING at a point on the southwest side of White Horse Road and running thence S. 75-02 W. 532.4 feet to a point, which point is 277 feet from the center line of Hunt's Bridge Road; thence N. 1-00 E. 495 feet to a point; thence N. 58-11 E. 179.9 feet to a point on the southwest side of White Horse Road; thence along said road, S. 38-02 E. 573.3 feet to the point of beginning; being the same conveyed to Mamie L. Cato by William T. Hester by deed dated August 23, 1955 and recorded in Deed Vol. 533 at Page 306."

LESS, HOWEVER, the portion acquired for widening of White Horse Road. This portion being triangular in shape on the northeastern edge of the above described property.

SEARCHED AND CANCELLED OF RECORD

9 DAY OF April 1973

Dennie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:27 O'CLOCK P. M. NO. 28637

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 15 PAGE 190