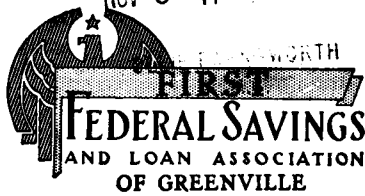


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BOOK 1013 PAGE 144



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, W. E. Beddingfield and Frances J. Beddingfield, 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

Forty Thousand and No/100----- (\$40,000.00 )  
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 Two Hundred Fifty-One and 65/100----- (\$ 251.65 )  
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 25 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 Chick Springs Township, on the northern side of Bridgewater Drive, being shown and designated as Lot 307 on plat of Sector VII of Botany Woods recorded in Plat Book YY at Page 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bridgewater Drive at the joint front corner of Lot Nos. 307 and 308 and running thence with line of Lot No. 308, N. 19-25 W. 164.3 feet to pin; thence S. 72-39 W. 181.1 feet to pin; thence S. 42-22 W. 35.9 feet to pin at corner of Lot No. 306; thence with line of Lot No. 306, S. 47-08 E. 179.4 feet to pin on Bridgewater Drive; thence with the northern side of Bridgewater Drive, N. 65 E. 100 feet to pin; thence continuing N. 79-16 E. 30 feet to the point of beginning; being the same conveyed to us by Botany Woods, Inc. by deed dated October 13, 1965, to be recorded herewith.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 17 PAGE 48

SATISFIED AND CANCELLED OF RECORD

20 DAY OF June 19 73  
Hannie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:07 O'CLOCK P. M. NO. 36843