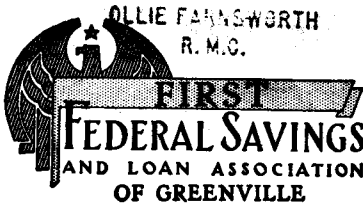


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BOOK 1062 PAGE 334



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Hugh L. Badger and Robbie Badger, 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

Eleven Thousand, Nine Hundred and No/100----- (\$ 11,900.00) 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 Eighty-Eight and 73/100----- (\$ 88.73) 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...20... 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, being shown and designated as the property of Hugh L. Badger and Robbie Badger on a plat prepared by Jones and Sutherland, Engineers, September 10, 1958, recorded in the R. M. C. Office for Greenville County in Plat Book SS at Page 125 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern edge of State Park Road at the corner of other property belonging to Auld and running thence along the northern edge of State Park Road, N. 87-13 E. 100.0 feet to an iron pin at the corner of property now or formerly of J. D. Welborn; thence along the line of that property, N. 8-44 W. 112.7 feet to an iron pin; thence continuing along the line of the Welborn property, crossing an iron pin/66.4 feet, N. 33-37 W. 262.9 feet to an iron pin in the center line of a right-of-way for a water main; thence along the center line of said right-of-way, S. 42-06 W. 50.0 feet to an iron pin; thence S. 17-54 E., crossing an iron pin at 138.1 feet, 313.1 feet to the beginning corner; being the same conveyed to us by J. D. Welborn by deeds recorded in the R. M. C. Office for Greenville County in Deed Vol. 612 at Page 223 and in Vol. 622 at Page 400."

SATISFIED AND CANCELLED OF RECORD

28th DAY OF Jan. 1986
Bonnie S. [Signature]
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:33 O'CLOCK P. M. NO. 24848

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 93 PAGE 311