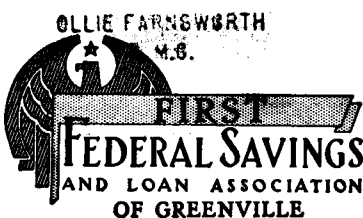


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BOOK 1069 PAGE 452



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

L. E. D. Steading, 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

Twelve Thousand and No/100-----(\$ 12,000.00) 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 Eighty-One and 03/100-----(\$ 81.03) 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, as is more fully shown on a plat of Property of F. D. Steading prepared June 9, 1964 by Webb Surveying and Mapping Company and recorded in the R. M. C. Office for Greenville County in Plat Book QQQ at Page 175, containing 3 acres, more or less, and having, according to said plat, the following courses and distances:

"BEGINNING at an iron pin in the center of Ridge Road at the corner of property belonging to Parker and running thence with the center of said road 325 feet, more or less, to a point and running thence along a line perpendicular to said road, approximately 500 feet, more or less, to a point in the line of property now or formerly of Ford; thence along the line of property now or formerly of Ford, N. 20-45 W. 360 feet, more or less, to an iron pin on the bank of a stream; thence with the stream as the line, the traverse line of which is N. 28-45 E. 154 feet to an iron pin on the bank of said stream; thence continuing with said stream, the traverse line of which is N. 74 E. 312 feet, more or less, to the point of beginning; being a portion of the same property conveyed to me by C. L. Ford by deed dated June 17, 1964, recorded in the R. M. C. Office for Greenville County in Deed Vol. 751 at Page 366 and by deed of Lillie J. McCall, et al. recorded in Deed Vol. 821 at Page 394."

SATISFIED AND CANCELLED OF RECORD

20 DAY OF NOV 1966
Dannie A. Tankersley
R. M. C. OFFICE GREENVILLE COUNTY, S. C.
42
1 O'Clock P. M. NO. 20736

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 28 PAGE 950