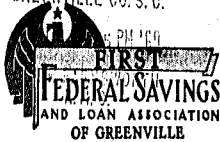


FILED  
GREENVILLE CO. S. C.

## State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

## To All Whom These Presents May Concern:

We, John G. Southerlin and Doris H. Southerlin, 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

Seven Thousand, Five Hundred and No/100----- (\$ 7,500.00 )  
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 Seventy-One and 68/100----- (\$ 71.68 )  
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.....19..... 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, his 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, and in Bates Township, on the west side of the Geer Highway, and being known and designated as part of Lot No. 1 of the property of O. A. Foster, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book T, at Page 115, and having, according to a more recent survey made by H. T. Corn, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of the Geer Highway at the corner of property now or formerly belonging to the Frank Guest Estate and running thence along the west side of said Geer Highway, S. 13-15 E. 137-1/2 feet to an iron pin in bend of said road; thence still along the west side of said highway, S. 7-30 E. 172-1/2 feet to an iron pin at the northwest corner of the intersection of a county road with said highway; thence along the north side of said county road, S. 66-00 W. 141 feet to an iron pin; thence N. 10-15 W. 336 feet to an iron pin in line of the property of the estate of Frank Guest; thence along the line of that property, N. 80-45 E. 139 feet to the beginning corner; being the same conveyed to us by Mrs. Edwina Cole by deed dated March 5, 1955, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 520, at page 9.