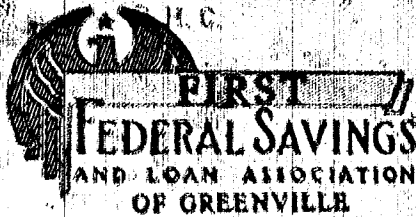


OLLIE FARNSWORTH
I.C.



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

DONALD E. BALTZ

(Hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagee herein indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE (hereinafter referred to as Mortgagee) in the full and just sum of

FIFTEEN THOUSAND (\$ 15,000.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, said note to be repaid with interest at the rate

specified in installments of One Hundred Fifteen & 78/100 ----- (115.78)

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 at any time any portion of the principal or interest due thereunder shall be 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 of the Mortgagee or the Mortgagee's regulations 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 with or without suit and any collection action to enforce same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor has 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 Mortgagee, 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 Fifty Dollars (\$50.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing of these presents, the amount whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, with covenants 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, situated being and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 15B on plat made by C. O. Riddle, R.L.S. February 18, 1970, entitled "Property of Donald E. Baltz" recorded in the RMC Office for Greenville County, in plat book 4LD page 103, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the west side of Mooremont Avenue, corner of Woodfields subdivision, and running thence with the west side of Mooremont Avenue S. 2-55 E. 82.5 feet to an iron pin corner of Lot No. 15A; thence with the line of said lot S. 84-16 W. 174.15 feet to an iron pin; thence N. 2-55 W. 47.7 feet to an iron pin; thence N. 3-23 W. 107.6 feet to an iron pin corner of Woodfields subdivision; thence with the line of said subdivision S. 72-38 E. 126.4 feet to an iron pin; thence continuing S. 72-41 E. 59.6 feet to the beginning corner.

The above lot is made up of a portion of lot No. 15 on plat of property of J. H. Morgan (a portion of Brookforest Extension) recorded in plat book MCM page 155, conveyed by Donald E. Baltz, Inc. to the mortgagor herein by deed dated February 24, 1970 recorded in deed vol. page , and a portion of lots 225 and 226 on plat of South Forest Estates, Addition # 1, recorded in plat book EE at page 195, conveyed to mortgagor by Albert O. Taylor & Kathryn A. Taylor by deed recorded May 25, 1956 in deed vol. 553 page 356.