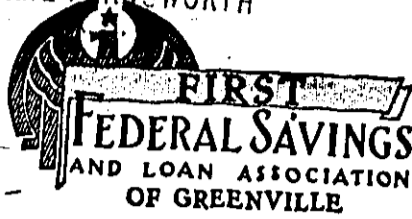


GREENVILLE CO. S. C.

MAY 14 11 07 AM '70

OLLIE FARNSWORTH

BOOK 1155 PAGE 177



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Ben C. Sanders, 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

Seventeen Thousand, Five Hundred and No/100----- (\$ 17,500.00) 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 One Hundred Thirty-Five and 07/100----- (\$135.07) 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 the Town of Mauldin, on the southeast side of Pinehurst Drive, being shown as Lot 44, on plat of Section 1, of Pine Valley Estates, made by Dalton & Neves, Engineers, dated February 1960, recorded in the R. M. C. Office for Greenville County in Plat Book MM at Page 138, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southeast side of Pinehurst Drive at the joint front corner of Lots 43 and 44 and runs thence along the line of Lot 43, S. 28-0 E. 160 feet to an iron pin; thence N. 62-0 E. 90 feet to an iron pin; thence along the line of Lot 45, N. 28-0 W. 160 feet to an iron pin on the southeast side of Pinehurst Drive; thence along Pinehurst Drive, S. 62-0 W. 90 feet to the beginning corner; being the same conveyed to me by Nelle C. Cooper, individually and as executrix under the Will of Thomas B. Cooper, deceased, by deed dated April 30, 1970 to be recorded herewith."

The mortgagor's promissory note referred to above, contains, among other things, a provision for an increase in the interest rate.