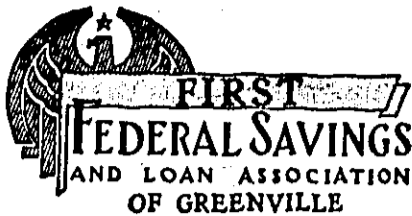


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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1158 PAGE 56



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Lillian R. Simpson, 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

Fourteen Thousand, Five Hundred and No/100----- (\$14,500.00)
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 Twenty-One and 29/100 ---- (\$ 121.29)
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, designated as Lot 17-A on plat of G. T. and Lillian R. Simpson, recorded in the R. M. C. Office for Greenville County in Plat Book SSS, at Page 128 and being a re-subdivision of Lot 17, Rollinggreen Acres recorded in Plat Book XX at page 33 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rollinggreen Circle 1025 feet east of Black's Drive at the corner of Lot-No. 13 and running thence S. 16-55 E. 469.2 feet; thence along the creek as the line, the traverse of which is S. 73-18 W. 182 feet; thence running through the middle of Lot No. 17, N. 18-26 W. 449.2 feet to an iron pin on the southern side of Rollinggreen Circle; thence N. 68-15 E. 195 feet to the point of beginning; being the same conveyed to G. T. Simpson and Lillian R. Simpson by David S. Brewton and Linda S. Brewton by deed dated May , 1968, recorded in the R. M. C. Office for Greenville County in Deed Vol. 855, at Page 376, the said G. T. Simpson having conveyed his undivided one-half interest in said property to Lillian R. Simpson by deed dated May 4, 1970 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 889, at Page 259.

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