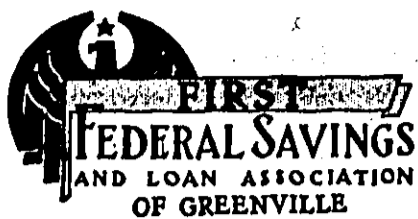


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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. H. C.

BOOK 1169 PAGE 376



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

LARRY JOE SEIGLER AND PATRICIA G. SEIGLER

(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

Fifteen Thousand Three Hundred and No/100-----(\$ 15,300.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred Forty Six and 22/100-----146.22) 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 15 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 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 City of Greenville on the Southern side of Whitsett Street being shown and designated as Lot E on a Plat of Property of Parrish and Gower, made by J. T. Lawrence, Surveyor, dated January 22, 1908 and recorded in the RMC Office for Greenville County, S. C., in Plat Book "C", Page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Whitsett Street approximately 221' 3" West of the intersection of Whitsett Street with Carolina Avenue at corner of Lot D and running thence with the Southern side of Whitsett Street, S. 76-45 W. 55' 5" to an iron pin at corner of property now or formerly owned by Richardson; thence with the line of said lot, S. 15 E. 126' 1" to an iron pin on the northern side of a 10-foot alley; thence with the northern side of said 10-foot alley, N. 76-45 E. 55' 5" to an iron pin at the joint rear corner of Lots D and E; thence with the common line of said lots, N. 15 W. 126' 1" to an iron pin on the Southern side of Whitsett Street, the beginning corner.

The Mortgagor's Promissory Note referred to above, contains, among other things, a Provision for an increase in the interest rate.