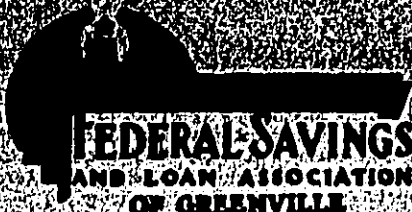


GREENVILLE, S.C.

1991-11-31

NOV 10 10 56 AM '71

OLLIE FARNSWORTH
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Doris B. Neese (same as Doris Neese)

(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 and no/100 (\$15,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not 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 at the rate or rates therein specified in installments of Two Hundred Twelve and 06/100 (\$212.06) 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 8 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

All those certain lots of land lying in the State of South Carolina, County of Greenville, on the northwestern side of Cobb Street, known as Lots 11 and 12 on a plat of property of W. H. McGaha, recorded in the RMC Office for Greenville County in Plat Book F at page 33 and having the following courses and distances:

BEGINNING at an iron pin on the northern side of Honour Street at the joint corner of Lots 1 and 12 and running thence along the lines of Lots 1 and 2 and the end of an 8 foot alley and Lot 3, N. 51-20 E. 126.7 feet to an iron pin in the line of Lot 3 and the corner of Lots 10 and 11; running thence along the line of Lot 10, S. 51-30 E. 126 feet to an iron pin on the northwestern side of Cobb Street; thence along Cobb Street 114.8 feet to the intersection of Cobb Street with Honour Street; thence along the northern side of Honour Street, S. 56-00 W. 134.3 feet to the point of beginning.

All that certain lot of land lying in the State of South Carolina, County of Greenville on the southeastern side of Scott Street, shown as Lot 3 on a plat of property of W. H. McGaha, recorded in the RMC Office for Greenville County in Plat Book F at page 33 and having the following courses and distances:

BEGINNING at an iron pin on the southern side of Scott Street at the joint corner of Lots 3 and 4 and running thence along the line of Lot 4 S. 56-00 E. 115 feet to an iron pin in the line of Lot 10; thence along the line of Lots 10 and 11, S. 51-20 W. 50 feet to an iron pin in the corner of an 8 foot alley; thence along the northern side of the said 8 foot alley, N. 56-00 W. 115 feet to an iron pin on the southern side of Scott Street; thence along Scott Street, N. 51-20 E. 50 feet to the point of beginning.