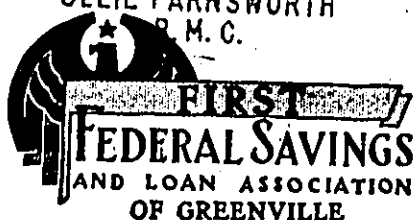


GREENVILLE CO. S. C.

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BOOK 1184 PAGE 652

OLLIE FARNSWORTH  
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Henry J. Richards, 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

Two Thousand, Two Hundred and No/100----- (\$ 2,200.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain 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

Eighty-Eight and 95/100----- (\$ 68.95 ) 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 3 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 Chick Springs Township, as is more fully shown on a survey for Henry J. Richards prepared by R. B. Bruce, R. L. S., September 19 60, and recorded in the R. M. C. Office for Greenville County in Plat Book UU, Page 90 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Loganberry Circle and Cone Street and running thence along the northern side of said Cone Street, S. 85-45 W. 291.5 feet to a point in the center of said Cone Street; running thence along the western side of a 12-foot alley, S. 26-16 W. 276.2 feet to a point in a right-of-way for a 24-inch water main and running thence along the line of property now or formerly of C. A. Edwards and Lula B. Edwards and shown on the survey heretofore mentioned as a .53 acre tract, N. 79-37 E. 310.8 feet to a point; running thence S. 82-58 E. 78.7 feet to a point on the western side of Loganberry Circle; running thence with the western side of said Loganberry Circle, N. 7-02 W. 225 feet to the point of beginning.

The above-described property was conveyed to the mortgagor in three separate deeds, (1) deed from Helen W. Richards dated August 4, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 656, at Page 344; (2) deed of C. A. Edwards and Lula B. Edwards dated September 30, 1960 and recorded in Deed Vol. 660, at Page 171, and (3) deed of Beulah D. Loftis, et al. by deed dated September 30, 1960 in Deed Vol. 660, at page 174.

The above-described property is subject to a right-of-way 12 feet wide for purposes of ingress and egress lying along the western boundary of the property of the mortgagor and shown on plat of the property of Henry J. Richards recorded in the R.M. C. Office for Greenville County in Plat Book UU, at Page 90.

This is a second mortgage and is junior to the lien of that mortgage executed by the mortgagor to First Federal Savings and Loan Association of Greenville, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 870, Page 1 at Page 269.