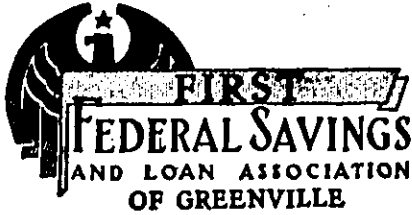


FILED
GREENVILLE CO. S. C.

JUL 23 1 56 PM '71

OLLIE FARNSWORTH
R. M. C.

1199 PAGE 562



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Bruce D. Anderson and Mary S. Anderson,

(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

Twenty-eight Thousand and No/100 (\$ 28,000.00)

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

Two Hundred Sixteen and No/100 (\$ 216.00) 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 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, being shown as Lot 104 on plat of Property of Robert J. Edwards, made by Dalton & Neves, Engineers, May, 1951, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, at Page 141, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Wade Hampton Boulevard at the joint front corner of Lots 104 and 200 and runs thence along the line of Lot 200, S 48-42 E, 325.1 ft. to an iron pin; thence S 43-0 W, 100 ft. to an iron pin on the northeast side of Cherokee Drive; thence along Cherokee Drive N 48-42 W, 325.1 ft. to an iron pin at the corner of intersection of Cherokee Drive and Wade Hampton Blvd.; thence along the southeast side of Wade Hampton Blvd. N 43-0 E, 100 ft. to the beginning corner.

ALSO, All of that piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as Lot 200 on a revised plat of Property of Robert J. Edwards, dated June 6, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at Page 141, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of U. S. Highway 29, at the joint front corner of Lots 104 and 200, and running thence with the line of Lot 104, S 48-42 E, 325.1 ft. to an iron pin on the joint rear corner of Lots 104 and 200; thence N 43-00 E, 100 ft. to an iron pin at the joint rear corner of Lots 200 and 201; thence N 47-00 W, 325.0 ft. to an iron pin; thence S 43-00 W, 100 ft. to the point of beginning.

LESS: That certain tract heretofore conveyed by the Mortgagors to Jack E. Shaw by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 795, Page 529, said deed conveying generally the rear 100 ft. of Lots 104 and 200 hereinabove described.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 176

SATISFIED AND CANCELLED OF RECORD

7 DAY OF Dec. 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:01 O'CLOCK P M. NO. 15914