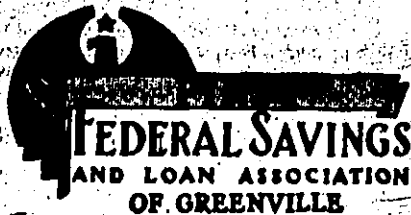


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GREENVILLE CO. S. C.

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BOOK 1212 PAGE 177

OLLIE FARNSWORTH
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, C. A. Gibson, 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

Ten Thousand, Five Hundred and No/100----- (\$10,500.00)

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

One Hundred Twenty-Six and 02/100----- (\$ 126.02) 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 10 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, containing .97 acres, more or less, and having, according to a plat dated March, 1964 of property of C. A. Gibson, the following metes and bounds, to-wit: BEGINNING at old iron pin on the Eastern side of unnamed road and running thence N. 6-01 E. 340 feet to old iron pin which iron pin is 58.6 feet S. 31-0 E. from Old Spartanburg Road; thence with the line of property now or formerly owned by L. A. Cunningham, S. 31-0 E. 167 feet to iron pin; thence continuing with the Cunningham line, S. 53-49 E. 94 feet to iron pin at or near a large oak; thence continuing with the Cunningham line, S. 0-18 E. 145 feet to iron pin; thence continuing with the Cunningham line, S. 81-40 W. 188 feet to the point of beginning; being the same conveyed to me by L. A. Cunningham by deed dated March 16, 1964, recorded in the R. M. C. office for Greenville County in Deed Vol. 744, at page 393.

ALSO: A permanent and appurtenant easement and right-of-way for ingress and egress over and along the now existing road on property of F. M. Gibson, et al. with the additional easement and right-of-way between said road and mortgagor's property for the purpose of constructing and maintaining a driveway connecting mortgagor's property with said road; being the same conveyed to me by F. M. Gibson, et al. by deed dated December 10, 1965 and recorded in said R. M. C. Office in Vol. 790, page 353.

ALSO: All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina containing 0.44 acre and being near the Old Spartanburg Road and having according to a Plat of Property of C.A. Gibson, prepared by C. O. Riddle, Reg. L. S. and dated July, 1969 the following metes and bounds, to-wit: BEGINNING at an iron pin on a private road leading from the Old Spartanburg Road at the joint front corner of property of L.A. Cunningham, and property now or formerly of Gibson Brothers, Inc. and F. M. Gibson and other property of the mortgagor herein and running thence with the line of other property of the mortgagor herein, N. 83-57 E. 187.8 feet to an iron pin; thence S. 1-57 W. 124.5 feet to an iron pin; thence S. 83-57 W. 110.3 feet to an iron pin in line of property now or formerly of Gibson Brothers, Inc. and F.M. Gibson; and running thence with said line, N. 32-01 W. 137.2 feet to an iron pin on private road, the point of beginning; being the same conveyed to me by L.A. Cunningham by deed dated February 3, 1970, recorded in Vol. 886, page 546.

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(Description continues on Page 4)