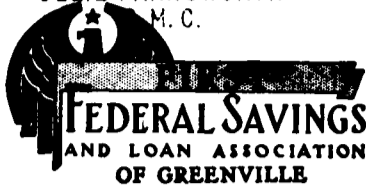


GREENVILLE CO. S. C.

JAN 12 11 26 AM '72

BOOK 1219 PAGE 174

OLLIE FARNSWORTH
M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Charles W. Scales, Jr., and Hazel L. Scales, 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

Six Thousand and No/100-----(\$ 6,000.00)

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

Fifty-eight and 64/100-----(\$ 58.64) 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 14 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, on the western side of Parkins Mill Road, in the City of Greenville, and being Lot #39 and a portion of Lot #39A as shown on a plat of the property of Tully P. Babb, recorded in Plat Book GG at Pages 157-159, and according to a recent survey of said property is described as follows:

BEGINNING at a stake at the Southwest corner of Skyview Drive and Parkins Mill Road, and running thence with the Western side of Parkins Mill Road, S. 3-55 E. 28.1 feet and S. 6-05 E. 155.9 feet to an iron pin at the corner of Lot #38; thence with the line of Lots #38 and 38A, S. 85-38 W. 250 feet to a stake; thence N. 3-52 W. 236.7 feet to an iron pin on the Southern side of Skyview Drive; thence with the southern side of said Skyview Drive, passing a concrete monument, S. 82-18 E. 250.8 feet to the beginning corner; being the same conveyed to us by Emma L. Flinkingshelt by her deed dated October 23, 1958, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 610, at Page 147.

This mortgage is junior in lien to that mortgage given by the mortgagors to First Federal Savings & Loan Association recorded in Mortgage Book 1007, at Page 41.

SATISFIED AND CANCELLED OF RECORD
29 DAY OF Jan 10 1972
Dannie S. Santelberg
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:11 O'CLOCK P. M. NO. 21620

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 73 PAGE 160