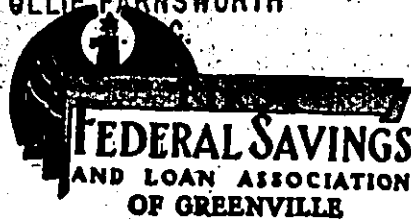


GREENVILLE (CO. S. C.)

APR 26 4 57 PM '72

BOOK 1230 PAGE 605

OLLIE FARNSWORTH



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Charles D. Riddle and Janice P. Riddle

(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

Eighteen Thousand Seven Hundred and NO/100----- (\$18,700.00--)

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 Thirty Three and 98/100---(\$133.98-----) 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 30----- 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 Lots 97 and 98 on Plat of Coleman Heights Subdivision, dated February 1958, prepared by Terry T. Dill, recorded in Plat Book RR at Page 115 in the RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southernside of Tugaloo Road at the joint front corner of Lots 96 and 97 and running thence with lot 96 S 09-04 E 253.4 feet to an iron pin at the joint rear corner of Lot 96 and 97; thence with lot 93 S 66-45 W 97.5 feet to an iron pin the joint rear corner of lots 97 and 95; thence with lot 95 N 23-15 W 150 feet to an iron pin at the joint-rear corner of lots 95 and 98; thence with lot 98 S 66-45 W 175 feet to an iron pin on the eastern side of Virginia Avenue; thence with said Avenue N 28-02 W 152.5 feet to an iron pin; thence with the curvature of the intersection of the Virginia Avenue and Tugaloo Road; the ratio being 25 feet to an iron pin on the southern side of Tugaloo Road; thence with said road N 73-37 E 34.3 feet to an iron pin; thence still with said road W 75-49 E 75 feet to an iron pin; thence still with Tugaloo Road N 81-15 E 74.8 feet to an iron pin at the joint front corner of Lots 97 and 98; thence willl with Tugaloo Road N. 88-42 feet to an iron pin at the point of beginning.