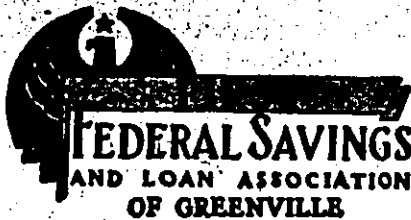


FILED
GREENVILLE CO. S. C.

APR 26 4 25 PM '72

OLLIE FARNSWORTH
R. H. C.

net 1230 net 661



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Robert Stricks and Caroline C. Farrell, as partners doing business under the
firm name of The Young Sophisticate (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-Four Thousand, Three Hundred and No/100-----(\$24,300.00)

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 Seventy-Nine and 58/100-----(\$179.58) 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 collat-
erals 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 southerly and westerly side of
Edwards Mill Road, shown and designated on plat of property of Billy Jack Silver pre-
pared by Carolina Engineering and Surveying Co., dated June 17, 1965, and recorded
in the R. M. C. Office for Greenville County in Plat Book KKK at page 105 and being
more particularly described with reference to said plat as follows:

BEGINNING at an iron pin on the southern side of Edwards Mill Road, said pin being
150 feet east of the southeastern intersection of Edwards Mill Road and a 50-foot street,
and running thence with the southern side of Edwards Mill Road, the following metes and
bounds: S. 66-35 E. 35 feet; S. 62-15 E. 186.5 feet to a point in the curve of Edwards
Mill Road; thence with the curve of Edwards Mill Road, the chord of which is S. 29-40 E.
52 feet to an iron pin; thence continuing with the western side of Edwards Mill Road,
S. 0-10 E. 120.4 feet; thence continuing S. 6-15 E. 91.4 feet to an iron pin; thence
across the southernmost part of said lot, S. 89-00 W. 364 feet to an iron pin; thence
N. 3-47 W. 70 feet to an iron pin; thence N. 7-11 E. 73 feet to an iron pin; thence N. 29-05
E. 70 feet to a point; thence N. 29-00 E. 182.4 feet to an iron pin on the southern side
of Edwards Mill Road; the point of beginning.

The above described property includes all of Lot 1 and a portion of Lot 2 of the P. M.
and Lois Garrison Subdivision as shown on plat recorded in Plat Book TT at page 123.
The above described property is ^{a portion of} the same conveyed to us by Peoples National Bank by
deed of even date to be recorded herewith.

ALSO: All that piece, parcel, or lot of land situate, lying and being in the State of South
Carolina, County of Greenville, at the southern corner of the intersection of Edwards
Mill Road and a fifty-foot street in Chick Springs Township, being known and designated
as Lot No. 3 and the northwestern portion of Lot No. 2 on a plat of Property of P. M.
and Lois Garrison made by J. Mac Richardson, Surveyor, dated July 1959, recorded
in the R. M. C. Office for Greenville County in Plat Book TT at page 123 and having,
according to said plat, the following metes and bounds, to-wit:

OVER

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