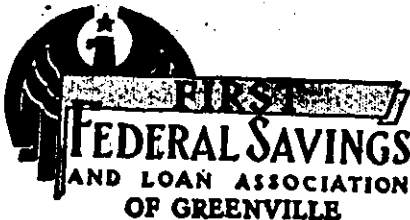


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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.



BOOK 1231 PAGE 587

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Frederick E. Carver & Lillian E. Carver -- (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-six Thousand

Two Hundred and No/100 ----- (\$ 26,200.00 --)

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 Eighty-

three and 20/100 ----- (\$183.20 -----) 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 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

ALL that piece, parcel or lot of land situate, lying and being on the

southern side of Northway Drive, near the City of Greenville, in the

County of Greenville, State of South Carolina and known and designated

as Lot No. 141 of a subdivision known as Orchard Acres, Section 2,

plat of which is recorded in the R.M.C. Office for Greenville County

in Plat Book QQ at Page 16 and according to said plat has the following

metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Northway Drive at the

joint front corner of Lots Nos. 141 and 142 and running thence S. 8-40 W.,

179 feet to an iron pin; running thence N. 85-36 E., 187 feet to an iron

pin; running thence N. 4-24 W., 175 feet to an iron pin on the southern

side of Northway Drive; running thence S. 85-36 W., 147 feet to an iron

pin, point of beginning.