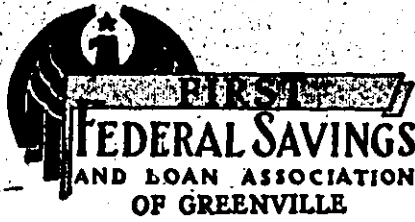


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GREENVILLE CO. S.C.
JUN 23 10 07 AM '72
OLLIE FARNSWORTH
R. M. C.

BOOK 1238 PAGE 477



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Leona S. Moses, 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

Twenty-Six Thous and and No/100----- (\$ 26,000.00)

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

One Hundred Eighty-One and 80/100----- (\$ 181.80) 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 known and designated as Lot 132, the northern one-half of Lot 131 and the southern one-half of Lot 133 of an Addition to Greenbrier as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book AAA at Page 61 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Fairlane Drive in the center of the front line of Lot No. 131, and running thence along a line through the center of said lot approximately N. 44-25 E. 200 feet, more or less, to an iron pin in the center of the rear line of said lot; thence along the rear line of Lots 131, 132 and 133, N. 45-40 W. 199.7 feet to an iron pin in the center of the rear line of Lot No. 133; thence along a line through the center of Lot 133, S. 44-20 W. 200 feet to an iron pin on the northeastern side of Fairlane Drive; thence along the northeastern side of Fairlane Drive, S. 45-40 E. 200 feet to the beginning corner.

Lot No. 132 is the same property conveyed to Ray N. Moses and Leona S. Moses by Milton Trotter by deed dated October 4, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 708, page 211. The said Ray N. Moses died on the 28th day of October, 1968 and devised all his real estate to his wife, Leona S. Moses, as more fully appears in the probate of his estate filed in the Office of the Probate Court for Greenville County in Apt. 1070, at File 11. The southern portion of Lot 133 is the same conveyed to the mortgagor herein by William J. Greer and Florrie V. Greer by deed dated February 27, 1969, recorded in said R. M. C. Office in Deed Vol. 870, at Page 534, and the northern one-half of Lot 131 is the same conveyed to the mortgagor by Milton Trotter by his deed dated July 16, 1969 and recorded in said R. M. C. Office in Deed Vol. 942, at Page 41.