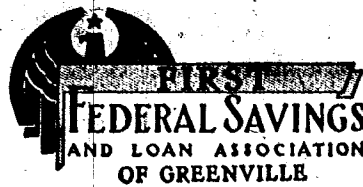


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GREENVILLE CO. S. O.

JUL 17 3 43 PM '72

ELIZABETH RIDDLE  
R.M.C.

BOOK 1241 PAGE 271



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

WE, JOHN W. DENTON AND ENID G. DENTON

(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

Fifty Thousand and no/100-----(\$ 50,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not 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 Three Hundred

Forty- Nine and 61/100-----(\$ 349.61 ) 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, being and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 106 on a revised plat of Lots 105, 106, and 107 of Section 11 of Chanticleer, dated March 11, 1967, prepared by R. K. Campbell, R.L.S., recorded in the R.M.C. Office for Greenville County in plat Book 000, Page 69, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of the turn around of Bartram Grove at the joint front corner of Lots 106 and 107 and running thence along the new boundary line between said lots, N. 17-24 W. 177.7 feet to an iron pin; thence with the joint rear line of Lots 106 and 96, S. 85-39 E. 96 feet to an iron pin; thence turning and running along the joint rear lot lines of Lots 97 and 106, S. 51-53 E. 135 feet to an iron pin; thence along a new boundary line between Lots 105 and 106, S. 43-25 W. 136 feet to an iron pin on the northern side of Bartram Grove; thence turning and running along Bartram Grove, N. 48-33 W. 38.4 feet to an iron pin; thence continuing along Bartram Grove, S. 85-20 W. 31.6 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor's herein by deed from Donald G. Kern and Shirley S. Kern to be recorded herewith in the R.M.C. Office for Greenville County.