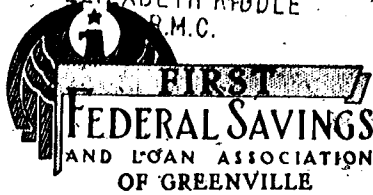


GREENVILLE CO. S. C.

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ELIZABETH RIDDLE
R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Ronald L. Shortridge and Judy A. Shortridge

(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-one Thousand, Five Hundred and No/100----- (\$ 21,500.00)

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 Sixty-five and 95/100----- \$ 165.95) 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 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 at the southwestern intersection of Davis Drive and Turpin Drive being known and designated as lot no. 3 of a Subdivision known as Trammell Heights as shown on plat thereof prepared August, 1953, by J. Mac Richardson and recorded in the R. M. C. Office for Greenville County in Plat Book EE at Page 28, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Davis Drive and Turpin Drive and running thence with the southern side of Turpin Drive, N. 48-56 W. 223 feet to an iron pin at the corner of lots 3 and 4; thence with the line of lot no. 4, S. 34-9 W. 107.2 feet to an iron pin at the corner of lots 2 and 3; thence with the line of lot 2, S. 51-54 E. 247.4 feet to an iron pin on the western side of Davis Drive; thence with the western side of Davis Drive, N. 20-19 E. 101 feet to an iron pin at the point of beginning; being the same property conveyed to us by Holland Reeves by deed dated July 9, 1971 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 920 at Page 52.