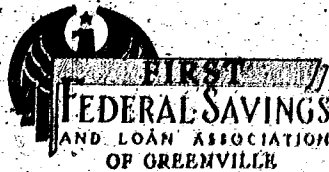


FILED
GREENVILLE CO. S. C.

JUL 20 1 49 PM '72

ELIZABETH RIDDLE
R.M.C.



1244 454 637

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

M & S BUILDERS, INC.,

(hereinafter referred to as Mortgagee) (SECTIONS) GREENVILLE

WHEREAS, the Mortgagee 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 Three Thousand and no/100----- 1,343,000/100-----

Dollars, as evidenced by Mortgagee's promissory note of even date herewith which contains 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 at the rate or rates therein specified in installments of Twenty-one and 75/100----- \$91.75 Dollars each on the first day of each month hereafter, 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 29 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal in arrears due hereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with said note by any of the terms or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due hereunder 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 by proceedings and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose

NOW KNOW ALL MEN: That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee, do hereby acknowledge, has granted, bargained, sold, and conveyed, 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 30, as shown on a plat entitled "SECTION 11, CHICK SPRINGS, TAYLORS, SOUTH CAROLINA", made by Piedmont Engineers & Architects, Greenville, South Carolina, July 18, 1966 and recorded in the P.M.C. Office for Greenville County in Plat Book 000 at page 51 and also plat recorded in Plat Book PPP at page 75, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Melvin Circle, which iron pin is the joint front corner of Lots 30 and 31, and running thence S. 80-46 W. 160 feet to an iron pin; thence S. 9-14 W. 90 feet to an iron pin; thence N. 80-46 W. 160 feet to an iron pin on the easterly side of Melvin Circle; thence along the easterly side of Melvin Circle N. 9-14 E. 90 feet to an iron pin, the point of beginning;