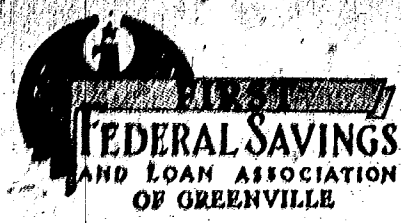


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GREENVILLE S.C.

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ELIZABETH RIDDLE  
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BOOK 1242 PAGE 113



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

R. W. IRVIN

(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 FOUR THOUSAND FOUR HUNDRED AND 10/100----- (\$ 4,400.00 )

Dollars as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of Fifty-Two and 82/100----- (\$ 52.82 ) 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 10 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 collateral 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 Mortgagor 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, Greenville Township, lying and being on the South side of Tenth Street, and being known and designated as Lot No. 55 of Section 2 of Judson Mills Village as shown on plat thereof by Dalton & Neves, Engineers, dated February 1940, and recorded in Plat Book K, at pages 33 and 34, RMC Office for Greenville County, S. C., and having, the following metes and bounds:

BEGINNING at an iron pin on the South side of Tenth Street at the joint corner of Lots Nos. 55 and 56, which point is 86.8 feet west from the Southwest corner of the intersection of Tenth Street and Honour Street, and running thence along the line of Lot No. 56, S. 1-55 E. 90.95 feet to an iron pin; thence with the line of Lot No. 62, S. 88-05 W. 70 feet to an iron pin; thence with the line of Lot No. 54, N. 1-55 W. 91 feet to an iron pin on the South side of Tenth Street; thence along the South side of Tenth Street, N. 88-09 E. 70 feet to the beginning corner.