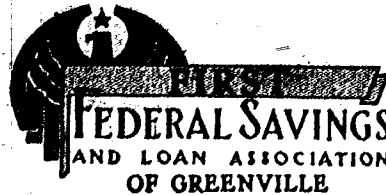


JUL 21 10 01 AM '72

ELIZABETH RIDDLE
R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Robert D. McConnell and Jacquelyn E. McConnell, 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-Nine Thousand, Three Hundred Fifty and No/100----- (\$ 29,350.00)

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

Two Hundred Fifteen and 38/100----- (\$ 215.38) 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, Greenville Township, being known and designated as Lot 24 and the major portion of Lot 23 of a subdivision known as Parkvale, Section C, as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book K, at Page 54, and having the following metes and bounds, to-wit:

Lot 24 : BEGINNING at an iron pin at the joint front corner of Lots Nos. 25 and 24 on Meyers Court, and running along Meyers Court, S. 2-0 W. 52.5 feet to a point; thence continuing along Meyers Court, S. 2-0 W. 17.5 feet to an iron pin, joint front corner of Lots 24 and 23; thence along the joint line of said lots, S. 83-30 E. 336 feet to a point in the center of a branch; thence following the meanders of said branch in a northerly direction 117 feet, more or less, to an iron pin; thence N. 83-30 W. 238 feet to an iron pin on Meyers Court, the beginning corner.

Major portion of Lot 23: BEGINNING at an iron pin on the east side of Meyers Court at the joint front corner of Lots 23 and 24, and running thence with the joint line of said lots, S. 83-30 E. 336 feet to an iron pin in the center line of a branch; thence with the branch as the line in a southwesterly direction, 73 feet, more or less, to a point in said branch, which point is 5 feet north of iron pin at the joint rear corner of Lots 22 and 23; thence on a line through Lot 23, a line parallel to and at all times 5 feet distant from line of Lot 23, N. 83-30 W. 297 feet, more or less, to a point on the east side of Meyers Court; thence with the east side of said Court, N. 7-30 E. 65 feet to an iron pin at the beginning corner; being the same conveyed to us by Raymond A. LaForge and Kathryn L. LaForge by deed of even date, to be recorded herewith.