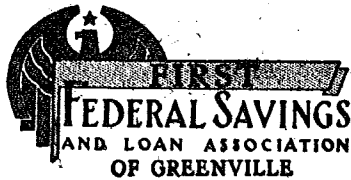


DEPT 3 30 PM '72  
ELIZABETH RIDGLE  
REC.



**State of South Carolina**

COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Richard H. Cahn and Florence C. Cahn

(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 **Forty-two Thousand Eight Hundred** ----- (\$ 42,800.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain 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 Sixteen and 30/100**----- (\$ 316.30 ) 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 **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 Greenville County, South Carolina~~ **on the northeastern side of East Fairview Avenue, now known as East Montclair Avenue, and on the southwestern side of Mohawk Drive (Old Chick Springs Road) in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by C. C. Jones, dated May 12, 1962, revised June 26, 1964, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book HH at page 117, the following metes and bounds:**

**BEGINNING** at an iron pin on the northeastern side of East Fairview Avenue, now known as East Montclair Avenue, at the southwestern corner of property now or formerly of Langley and running thence with the line of the said Langley property N. 40-10 E. 131.2 feet to an iron pin on the southwestern side of Mohawk Drive (Old Chick Springs Road); thence with the southwestern side of Mohawk Drive (Old Chick Springs Road) N. 26-27 W. 60 feet to an iron pin; thence continuing with the southwestern side of Mohawk Drive (Old Chick Springs Road) N. 37-23 W. 137.6 feet to an iron pin at the joint corner of property now or formerly of Mariana W. Chandlee; thence with the line of the said Chandlee property S. 27-17 W. 241.8 feet to an iron pin on the northeastern side of East Fairview Avenue, now known as East Montclair Avenue; thence with the northeastern side of East Fairview Avenue, now known as East Montclair Avenue, S. 70-42 E. 145 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of James E. Thackston dated October 31, 1972, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.