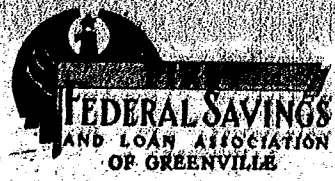


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GREENVILLE CO. S. C.

BOOK 1256 PAGE 91

NOV 3 1936 PM 172

ELIZABETH MIDDLE
R.M.C.



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

L. BEN-HOWARD

(hereinafter referred to as Mortgagor) (SANDAS) (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 true sum of Eight Hundred and No/100 Dollars, 22,800.00

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 provide 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-Three and 35/100 Dollars, 163.35 per 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 and 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 hereunder 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 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 with said note and any collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and charges in 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 cancel the promissory note 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 reading of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does hereby 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 improved thereon, situate, being and being in the State of South Carolina, County of Greenville, on the westerly side of Eunice Drive, being shown and designated as Lot No. 14, on plat of Property of C. W. Wood, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "UU", at Page 80, and being, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Eunice Drive, joint first corner of Lots Nos. 13 and 14, and running thence along line of Lot No. 13, N. 87-07 W. 143.1 feet to an iron pin; thence in a southwesterly direction 68.2 feet to an iron pin; thence S. 73 E. 184 feet to an iron pin on Eunice Drive; thence with the westerly side of Eunice Drive, N. 2-53 E. 110 feet to the point of BEGINNING.