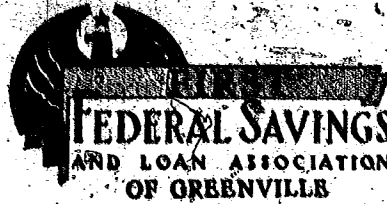


FILED
GREENVILLE, S. C.
Nov 16 2 43 PM '72
ELIZABETH RIDGLE
R.M.C.

BOOK 1257 PAGE 407



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Gary L. Shaw, d/b/a Gary Shaw Builders

(hereinafter referred to as Mortgagor) (SEND IN CERTAIN)

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 **Fifteen Thousand Four Hundred Fifty and No/100**----- **15,450.00**

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note provides for an 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 **One Hundred Nine and 05/100**----- **109.05**

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 so 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 or interest due thereunder shall be not due and unpaid for a period of thirty days, or if there shall be any failure to comply with said note or the Chapter 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 other legal writ 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 sum 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, situated being and being in the State of South Carolina, County of **Greenville, State of South Carolina, near the Town of Simpsonville** being known and designated as **Lot No. 6** on a plat of **Meadow Acres** prepared by **Jones Engineering Service** dated **May 1972** and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of **Holland Court**, joint front corner of **Lots 5 and 6** and running thence along the line of **Lot 5, N. 44-45 W. 203.8 feet** to an iron pin on the line of property of **Burton**; thence **S. 40-25 W: 150 feet** to an iron pin; thence **S. 57 E. 170.3 feet** to an iron pin on the Northwesterly edge of the cul de sac at the end of **Holland Court**; thence with the curve of said cul de sac, the chord being **N. 79-15 E. 44 feet** to an iron pin on the Northwesterly edge of **Holland Court**; thence with the edge of said **Court, N. 45-15 E. 76 feet** to the point of beginning.

This is the same property conveyed to the mortgagor by deed of **Jimmy C. Langston** of even date to be recorded herewith.