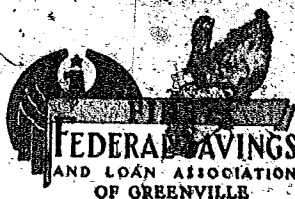


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GREENVILLE S.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Sammy S. Keller and Sandra D. Keller

(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 ~~THIRTY THOUSAND~~

two hundred and 00/100ths----- (\$13,200.00)

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 at the rate or rates therein specified in installments of One hundred

ten and 42/100ths----- \$ 110.42 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 20 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 paid to the Mortgagee 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, on the Northern side of Parkhurst Avenue (formerly Park Avenue) being known and designated as Lot 120 of Piedmont Park as shown on a plat entitled Property of Harry Rudolph Crocker, prepared by T. C. Adams, Engineer, dated December 13, 1955 and being more particularly described, according to said plat, by the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Parkhurst Avenue at the joint front corner of Lots 119 and 120 and running thence S 58-08 E 105 feet to an iron pin at the joint front corner of Lots 120 and 121; thence along the common line of said Lots N 31-52 E 240 feet to the joint rear corner of said Lots; thence along the rear line of Lot 120 N 58-08 W 105 feet to an iron pin at the joint rear corner of Lot 119 and 120; thence along the common line of said Lots S 31-52 W 240 feet to an iron pin, the point of beginning.

The above-described property is the same conveyed to the Mortgagors by deed recorded in the RMC Office of the Greenville County Courthouse in Deed Book at Page