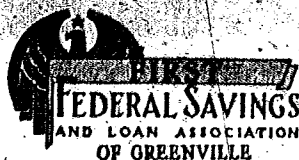


FILED
GREENVILLE CO. S. C.

Nov 22 2 35 PM '72

ELIZABETH RIDDLE
R.H.G.

BOOK 1258 PAGE 285



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Alan S. Gill

(hereinafter referred to as Mortgagor) (SENDS) 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 Thirteen Thousand Two Hundred Fifty and no/100

(\$ 13,250.00)

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 provide 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 Two

and 27/100 ————— 102.27 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 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 other legal means 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 Mortgagee in hand well and truly paid by the Mortgagor, at and before the signing 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 southerly side of Buist Avenue, in the City of Greenville, S. C., being known as part of Block F, Plat of Buist Circle recorded in Plat Book C, at page 10 and also shown as an unnumbered lot on a revised plat of property of W. L. Gassaway, dated June, 1928 and recorded in the REC. Office for Greenville County, S. C., in Plat Book I, page 80 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin which is S 79-25 E 315 feet from the intersection of Townen Street and Buist Avenue and running thence with the southerly side of Buist Avenue S 79-25 E 60 feet to corner of property now or formerly owned by L. O. Patterson; thence S 10-28 W 160.4 feet to an iron pin, in rear line of lot 1; thence with line of Lot 1 N 78-52 W 60 feet to an iron pin; thence N 10-28 E 159.8 feet to an iron pin, the point of beginning.