FILED
GREENVILLE CO. S. C.

BOOK 1208 PAGE 11

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern

Jodie C. White and Edith White

(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 Twenty-seven thousand, four hundred and fifty and no/100 ($ 27,450.00) 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 as the rate or rates therein specified in installments of One hundred ninety-eight and 41/100 ($ 198.41) 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 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 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 the State of South Carolina, County of Greenville, Gantt Township, known as Lot # 6 on a plat of Jaynes Knoll made by R. B. Bruce, registered land surveyor, dated July 25, 1964, a copy dated 29 March 1967 being recorded in the R. M. C. Office for Greenville County in Plat Book RRR at page 17, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern edge of Jacobs Road (formerly known as Blassingame Road), joint front corner of lots 6 and 7, and running thence with the joint line of lots 6 and 7 N. 23-49W. 148.8 feet to an iron pin at the joint rear corner of lots 6, 7 and 8; thence along the line of lots 6 and 8 N. 74-47 W. 75 feet to an iron pin, joint rear corner of lots 5, 6 and 8; thence along the line of lots 5 and 6 S. 2-44 W. 239.4 feet to an iron pin on the northern edge of Jacobs Road, joint front corner of lots 5 and 6; thence along the northern edge of Jacobs Road N. 68-31 E. 67.6 feet to an iron pin; thence continuing with the northern edge of Jacobs Road N. 54-06 E. 100 feet to an iron pin, the point of beginning.