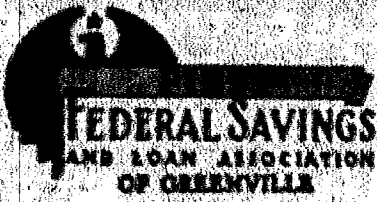


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GREENVILLE CO. S. C.

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ELIZABETH HIDDLE
R.M.C.



State of South Carolina

COUNTY OF

GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

George W. Ramsey, Sr. and Sarah Ramsey

(hereinafter referred to as Mortgage) (SEND) (CERTIFICATE)

WHEREAS, the Mortgage in and to be indicated into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgage) in the full and true sum of **Seven Thousand Seven Hundred and no/100ths** ----- **7,700.00** Dollars, as evidenced by Mortgage's preliminary note of even date herewith, which note does not contain a provision for calculation of interest and Paragraphs 9 and 10 of this mortgage provide for an calculation of interest rate under certain conditions, and said note to be repaid with interest at the rate of seven percent specified in installments of **Seventy Three and 60/100ths** ----- **73.60** Dollars each on the first day of each month hereafter, in arrears, 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 balance, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable **15** days 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 and abide by any law or laws in the Charter of the Mortgage, or any regulations or rules 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 note given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgage may hereafter become indebted to the Mortgagee in such further sums as may be advanced to the Mortgagee's account for the payment of taxes, mortgage premiums, repairs, or for any other purposes;

NOW KNOW YE MEN, That the Mortgagee, in consideration of said debt and to secure the payment thereof and any other sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) in the Mortgage in and to be paid by the Mortgagee at and before the making of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, and by these presents does, 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, near the City of Greenville, on the Southern side of Welcome Road, being known and designated as Lot No. 7 as shown on plat entitled "property of Talmer Cordell", dated October, 1949, prepared by Dalton & Neves, R. S., and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book T at Page 49, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Welcome Road at the joint front corner of Lots Nos. 1 and 2 and running thence with the line of Lot No. 1, S. 38-35 E. 136.0 feet to an iron pin in the line of Lot No. 7 at the joint rear corner of Lots Nos. 1 and 2; thence with the line of Lot No. 7, N. 34-40 E. 21.1 feet to an iron pin; thence continuing with the line of Lot No. 7, W. 80-49 E. 21.0 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with the line of Lot No. 3, N. 28-49 W. 131.6 feet to an iron pin on the Southern side of Welcome Road at the joint front corner of Lots Nos. 2 and 3; thence with the Southern side of Welcome Road, S. 58-17 W. 83.3 feet to the point of beginning.

This is the identical property conveyed to the Mortgagee herein by deed of Garnett B. Sharrer, dated December 6, 1971, and recorded in the R. M. C. Office for Greenville County, South Carolina, herewith.