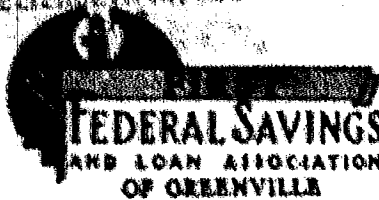


ELIZABETH IN GUARDIAN



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James A. Powell

(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-Six Thousand and 00/100----- ( \$ 26,000.00 )

and the said Mortgagee is well and truly indebted unto the Mortgagor in the full and just sum of

One Hundred

Ninety-Six and 19/100----- 196.39

and the said Mortgagee is well and truly indebted unto the Mortgagor in the full and just sum of

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 regulations or act in the 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 and prosecute 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 in such further sums as may be advanced by the Mortgagee's account for the payment of these mortgage payments, required to be used other purpose

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said sum and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor as hereinbefore recited, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in kind well and truly paid to the Mortgagee as and before the reading of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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 the within premises, situate in all of land with all improvements thereon, to hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

GREENVILLE, near the Town of Mauldin, and shown as Lot 180 on a Plat of Pine Forest, which Plat is recorded in the S.C. Office for Greenville County in Plat Book QQ, Pages 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Lanewood Drive, at the joint corner of Lots 178 and 180, and running thence with the joint line of said lots, S. 27-47 W., 84.5 ft.; thence along the joint line of Lots 179 and 180, S. 4-38 E., 100 ft. to an iron pin; thence with the joint line of Lots 180 and 182, N. 86-32 E., 160 ft. to an iron pin on the western side of Old Trail Road; thence with Old Trail Road, N. 4-38 W., 74 ft. to an iron pin at the intersection of Old Trail Road and Lanewood Drive; thence with the curve of said Road, the chord of which is N. 33-50 W., 52.3 ft. to an iron pin along the southwestern side of Lanewood Drive; thence with the said Lanewood Drive, N. 63-01 W., 105 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagor by deed of C. Thomas Coffield, III, and Mary Anne L. Coffield, to be recorded of even date herewith.