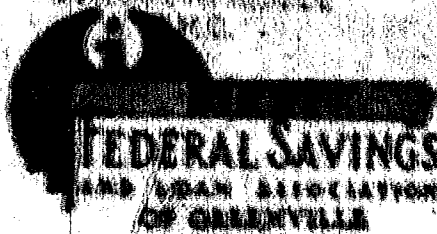


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GREENVILLE, S.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

For E. Newland, Ltd.

(hereinafter referred to as Mortgagor) (BENEVOLENT CHRISTIANITY)

WITNESSETH, the Mortgagor do well and lawfully indebted unto THE FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, INCORPORATED IN THE STATE OF SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and true sum of

Twenty-Four Thousand Three Hundred and No/100 Dollars (\$24,300.00)

Which is evidenced by Mortgagee's promissory note of even date herewith, which note does not provide a provision for acceleration of interest and principal in Paragraphs 4 and 5 of this mortgage instrument in an acceleration of interest rate under certain conditions, and here to be repaid with interest at the rate of seven percent specified in Paragraph 6 of

Twenty-Four Thousand Three Hundred and No/100 Dollars (\$24,300.00) Dollars each on the first day of each month hereafter to accrue, with the principal and 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 in full and payable 24 years after date and

WHEREAS, said promissory note provides that if at any time any portion of the principal or interest due thereunder shall be paid by you and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any of the laws or the Charter of the Mortgagee, or any stipulations set out in the mortgage, the whole amount due thereunder shall at the option of the latter be 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 Mortgagee may hereafter become subjected to the bankruptcy law and such action may be taken as to the Mortgagee's account for the payment of taxes, business obligations, claims or for any other purpose;

IN WITNESS WHEREOF, I, E. NEWLAND, Ltd., have hereunto set my hand and seal this 11th day of December, 1972, at Greenville, South Carolina, and also in consideration of the sum of Twenty-Four Thousand Three Hundred and No/100 Dollars (\$24,300.00) to the Mortgagee in lawful debt and well paid by the Mortgagor at and before the sealing of these presents, the record whereof is hereby acknowledged, has granted, conveyed, sold and released, and his donee hereunto 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, being and lying in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, and 130, according to a plat prepared thereof recorded in the LAND Office for Greenville County, S.C., in Plat Book 440, at Page 41, the following courses and distances, to-wit:

BEING COMMENCED at a point on the edge of Shadcrest Drive, joint front corner of Lots 120, 121 and 122 and running thence with the curvature of said road, CC, 21-26 W, 43 feet to a point thence, S, 13-30 W, 15.1 feet to a point thence, W, 31-16 W, 143 feet to a point thence, N, 71-18 E, 144.4 feet to a point thence, S, 74-18 W, 171.2 feet to a point, the point of beginning.