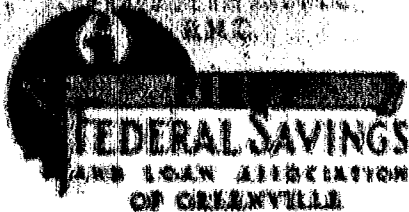


GREENVILLE CO S C

Dec 11 3 04 PM '77

NO. 1260 REG. 243

ELIZABETH PUBLIC
K.M.C.



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

Don E. Manigault, Ltd.

hereinafter referred to as Mortgagee (Borrower) CREDITORS

WHEREAS, the Mortgagee has sold and fully satisfied unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, INC. (hereinafter referred to as Mortgagee) in the full and true sum of

Twenty-Six Thousand Eight Hundred and No/100 (\$ 26,000.00)

and has so satisfied by Mortgagee's promisor not of even this day forth, which says does not provide a provision for escalation of interest and paragraphs F and G of this mortgage provide for an escalation of interest rate under certain

conditions and will be in compliance with interest at the rate or rates therein specified to be not more than One Hundred

Eighty-Nine and 00/100 (89.00) 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.

WHEREAS, and unto further provide that if at any time any portion of the principal or interest due hereunder shall be not paid and unpaid for a period of thirty days or there shall be any failure to comply with and abide by any provision of the Charter of the Mortgagee, or any regulations or rules in the mortgage, the whole amount due hereunder 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 work 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 indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee account for the payment of taxes, insurance premiums, repairs or for any other purpose.

NOW KNOW YE ALL MEN, that the Mortgagee in consideration of said debt and to secure the payment thereof and any further sum which may be advanced to the Mortgagee to the Mortgagee's account and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in full and well paid by the Mortgagee at and before the making 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 portions to be ascertained thereon, situated being and lying in the State of South Carolina, County of Greenville, being known and designated

as: Lot No. 156, on plan of 1000 lots, Section, 111, as recorded in the REC. Office for Greenville County in Plat Book 48, at Page 47, and bearing, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Winston Court, joint front corner of Lots Nos. 129 and 130 and measuring thence with said road, S. 20-25 W. 18.7 feet to a point; thence, S. 51-20 W. 15 feet to a point; thence, N. 04-30 W. 40.2 feet to a point; thence, N. 50-15 W. 15 feet to a point; thence, N. 42-20 W. 45.5 feet to a point; thence, N. 76-26 E. 201.3 feet to a point; thence, S. 21-05 E. 184.6 feet to a point, the point of beginning.