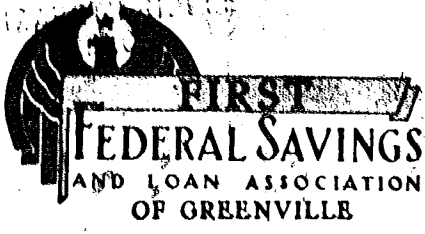


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BOOK 1230 PAGE 321



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

William B. James ----- (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 **Fifteen Thousand and No/100** ----- (\$ 15,000.00 ----)

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 at the rate or rates therein specified in installments of **One Hundred Eighty-two and No/100** ----- \$ 182.00 ----- 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 --10-- 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 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 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) by the Mortgagor in hand well and truly paid by the Mortgagee at and before the signing 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

ALL that piece, parcel or lot of Land situate, lying and being on the western side of Vannoy Street in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 18 of Section H of the property of Stone Land Company, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book A at Pages 337 through 345 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Vannoy Street at the joint corner of Lots Nos. 18 and 20 and running thence N. 71-50 W., 192.7 feet; running thence N. 20-19 E., 55 feet to an iron pin; running thence S. 71-50 E., 192.7 feet to an iron pin on the western side of Vannoy Street; running thence with the western side of said street S. 20-19 W., 55 feet to an iron pin, point of beginning.