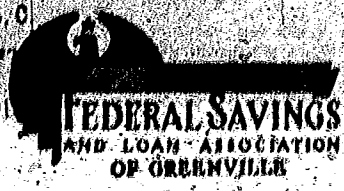


O.K. Fee  
Rec'd

FILED  
GREENVILLE, CO. S. C.  
DEC 15 1 07 PM '65  
ELIZABETH HODD  
R.M.C.



State of South Carolina  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

GEORGE M. DUMIT

(hereinafter referred to as Mortgagor) (HEREIN) GREENVILLE

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 Nineteen Thousand Five Hundred and No./100 (\$19,500.00)

Dollars, as evidenced by Mortgagee'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 Fifty Seven and 10/100 (\$157.10) 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 20 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 other legal steps 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), to the Mortgagee in hand well and truly paid by the Mortgagor at and before the reading 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 Greenville, on the northwest side of Kingsledge Court, being shown as Lot No. 23, on plat of Botany Woods, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "YY", at Page 73, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Kingsledge Court, joint front corner of Lots Nos. 23 and 22, and running thence with line of Lot No. 22, N. 7-37 W. 102.2 feet to an iron pin; thence N. 42-38 E. 80 feet to an iron pin; thence S. 48-23 E. 290.2 feet to pin at rear corner of Lot No. 23; thence with rear line of Lots Nos. 23 and 24, S. 71-29 W. 204.2 feet to a pin on Kingsledge Court; thence with curve of Kingsledge Court as follows: N. 30-03 W. 30 feet and S. 07-30 W. 30 feet to the point of BEGINNING.

The within is a second mortgage, second in priority only to that certain mortgage to First Federal Savings & Loan Association, original amount of \$23,000.00, dated 17 August 1965, recorded 10 August 1965, R.M.C. Office for Greenville County, S. C., in Mortgage Book 1004, at Page 374, as modified in Mortgage Book 1015, at Page 120.