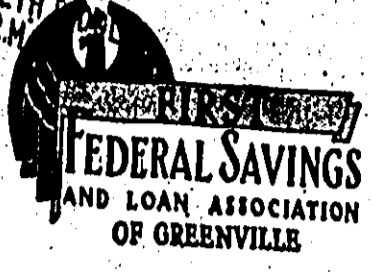


REGULATION NO. 22
COMPLIED WITH *JC*

GREENVILLE, CO. S. C.
Dec 29 3 50 PM '72
ELIZABETH R.M.

BOOK 1262 PAGE 205



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Jack E. Shaw

(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 Fifty-Four Thousand and No/100----- (\$ 54,000.00)

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 as the rate or rates therein specified in installments of Four Hundred Fifty-One and 69/100----- (\$ 451.69) 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 collaterals 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 Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, in Butler Township, on the northern side of Fisher Drive, in the City of Greenville, being a portion of Lots 31 and 32 as shown on a Plat entitled Property of Marsmen, Inc., recorded in the R. M. C. Office for Greenville County, in Plat Book P, at Page 5, and having the following metes and bounds to-wit:

Beginning at an iron pin on the joint line of Lots 30 and 31, said pin being 250 feet from the center line of Fisher Drive, and running thence along the joint line of said Lots N. 9-12 W. 187 feet to an iron pin at the joint rear corner of Lots 30 and 31; thence following the rear line of Lot 31 N. 76-13 E. 50.3 feet to an iron pin; thence following the line of property now or formerly of John Mickler, S. 9-12 E. 25 feet to an iron pin; thence N. 76-13 E. 50 feet to an iron pin on the joint line of Lots 31 and 32; thence following the line of said Lots N. 9-12 W. 25 feet to the iron pin at the joint rear corner of Lots 31 and 32; thence following the rear line of Lot 32 N. 76-13 E. 100.3 feet to an iron pin; joint rear corner of Lots 32 and 33; thence following the line of said Lots S. 9-12 E. 353 feet, more or less to an iron pin; thence following the line of Property now or formerly of Cecil and Betty Hart, S. 80-48 W. 50 feet to an iron pin; thence continuing S. 80-48 W. 50 feet along the line of property now or formerly of William and Katherine Gray to an iron pin on the line of Lots 31 and 32; thence following the line of said Lots N. 9-12 W. 150 feet to an iron pin; thence S. 80-48 W. 100 feet along the northern boundary of a 15 foot right-of-way to the point of beginning.

ALSO: All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, in the City of Greenville, on the north side of Fisher Drive, being known as the southern portion of Lots 31 and 32 on Plat of Marsmen, Inc., recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "P", at Page 5, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Fisher Drive at the joint front corner of Lots 30 and 31, and running thence along the line of Lot 30 N. 9-12 W. 230 feet to an iron pin; thence N. 80-48 E. 100 feet to an iron pin; thence S. 9-12 E. 150 feet to an iron pin; thence N. 80-48 E. 50 feet to an iron pin; thence S. 9-12 E. 80 feet to an iron pin on the north side of Fisher Drive; thence along the north side of Fisher Drive S. 80-48 W. 150 feet to the beginning corner.

(See last page for continuation)