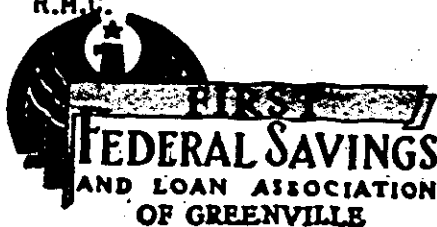
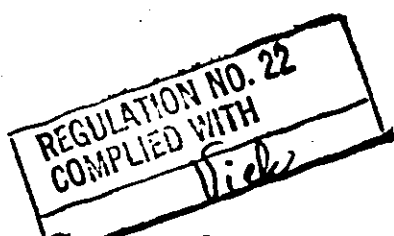


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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1263 PAGE 516



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

HENRY C. TOUARD, JR. AND BRENDA H. TOUARD

(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

TWENTY-SEVEN THOUSAND & NO/100 (\$27,000.00)

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

One Hundred Ninety-Seven & 02/100 197.02 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 30 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) 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, being known and designated as Lot No. 227, Winterfield Place, Peppertree Subdivision, as shown on a plat of Peppertree, Section No. 2, dated June 15, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4R, at Page 19, and being more particularly described as follows:

BEGINNING at a point on the cul-de-sac at the end of Winterfield Place, at the joint corner of Lots 228 and 227, thence continuing along the eastern side of said cul-de-sac S. 32-30 E. 20.0 feet to a point, thence continuing along said cul-de-sac S. 0-17 E. 20.0 feet to a point at the joint corner of Lots 227 and 226, thence along the northern boundary of Lot 226 N. 84-15 E. 130.0 feet to a point, thence N. 27-06 W. 143.1 feet to a point at the joint corner of Lots 227 and 228, thence along the southeastern boundary of Lot 228 S. 37-04 W. 130.0 feet to a point, the point of beginning.

The above property is subject to the Declaration of Covenants, Conditions and Restrictions recorded in the Office of the R.M.C. of Greenville County in Deed Book 947 at Page 513.