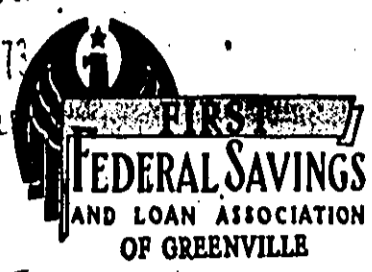


REGULATION NO. 22  
COMPLIED WITH

FILED  
GREENVILLE, CO. S. C.  
JAN 25 1 44 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1264 PAGE 571



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

RICHARD A. HOLT and ROSEMARY V. HOLT

(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

Thirty Thousand One Hundred Fifty and no/100-----, \$ 30,150.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 Two Hundred Sixteen

and 01/100----- (\$216.01 ) 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 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, near the City of Taylors, in Chick Springs Township, on the western side of Bellview Drive, known as Lot 71, Block C, as shown on a plat entitled EDWARDS FOREST, BLOCK C, recorded in the R.M.C. Office for Greenville County in Plat Book BB at page 81, and according to said plat, having the following courses and distances:

BEGINNING at an iron pin on the western side of Bellview Drive, corner of Lots 64 and 71 and running thence with Bellview Drive, N. 32-41 W. 145 feet to an iron pin; thence along the curving line to the south side of Woodburn Drive, (the chord of which is N. 75-10 W. 28.3 feet) to an iron pin; thence along Woodburn Drive, S. 58-38 W. 113.8 feet to an iron pin, corner of Lot 70; thence S. 32-42 E. along the line of Lot 70, 164.3 feet to an iron pin, rear corner of Lot 64; thence along the line of Lot 64, N. 59-09 E. 133.4 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed from James C. Turner and Betty M. Turner of even date to be recorded herewith in the R.M.C. Office for Greenville County.