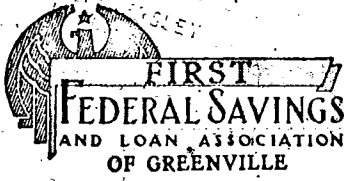


REGULATION NO. 22  
COMPLIED WITH

GREENVILLE CO. S. C.  
MAR 6 3 05 PM '73  
DONNIE S. TAYLOR

1238 PAGE 847



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Edgar Sanders

(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 Five Thousand and No/100----- (\$ 35,000.00 )

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 rate therein specified in installments of Three Hundred Thirty Four and 48/100----- (\$ 334.48 ) 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 15 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 on the southeastern side of South Pleasantburg Drive ( S. C. Highway No. 291) in the City of Greenville, being shown and designated on a plat of the property of the Greenville County Sewer Authority made by Webb Surveying and Mapping Company dated May, 1972 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of South Pleasantburg Drive, corner of property of Paramount Park Subdivision near the intersection of South Pleasantburg Drive with Crosby Circle and running thence along said side of South Pleasantburg Drive, the following courses and distances, to-wit: N. 42-13 E. 100 feet to an iron pin, N. 39-25 E. 100 feet to an iron pin, N. 36-39 E. 65 feet to an iron pin, and N. 35-13 E. 48 feet to a point in the center line of Reedy River (iron pin back on bank of river); thence with the center line of Reedy River and following the meanders thereof, the following traverse courses and distances, to-wit: S. 19-58 E. 90 feet to a point, S. 27-55 E. 150 feet to a point, S. 26-24 E. 400 feet to a point, S. 21-15 E. 180 feet to a point, S. 40-15 E. 200 feet to a point, S. 16-45 E. 422.1 feet to a point, S. 30-58 E. 240 feet to a point, S. 9-23 E. 132 feet to a point, and S. 34-43 E. 100 feet to a point; thence leaving said river and running S. 64-00 W. 103 feet to a point; thence N. 43-46 W. 18.1 feet to an iron pin; thence N. 18-32 W. along the line of Paramount Park Subdivision 497.7 feet to a point; thence continuing along said line, N. 21-53 W. 395.4 feet to an iron pin; thence N. 55-47 W. 249.4 feet to an iron pin; thence S. 87-36 W. 242.2 feet to an iron pin; thence continuing along the line of Paramount Park Subdivision, N. 13-05 W. 522.6 feet to an iron pin; thence continuing along said line, N. 39-13 W. 26.7 feet to an iron pin, the point of beginning, said property containing 8.22 acres to