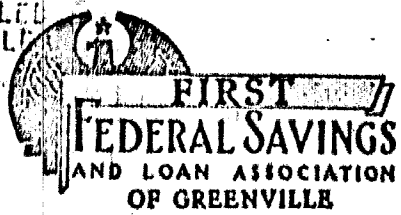


FILED GREENVILLE CO. S. C.
RECORDED 3 17 PM '73
COMPLIED WITH
J. H. [Signature]



State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Tommy D. Greer

(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

Forty-Four Thousand and No/100 ----- (\$ 44,000.00)

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

Three Hundred Twenty-Five and 16/100 (\$ 325.16) 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 25 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, containing 7-3/4 acres, more or less, on the Northwestern side of Knollwood Drive in Austin Township, and adjoining lands now or formerly of I. A. Forrester, George Johnson, Estate of E. S. Smith and others, being about 1/2 mile East of Laurens Road, near the Town of Mauldin, and having the following metes and bounds, to-wit:

BEGINNING at a stone in gully at corner of lands conveyed by Anderson Wright to Fred Wright by deed recorded in the Office of the RMC for Greenville County in Deed Book 75, Page 355, and running thence S. 41-00 W. 150 chains (99 feet) to a stone; thence S. 80-00 W. 4.50 chains (297 feet) to a poplar; thence S. 58-1/4 W. 5.80 chains (382.8 feet) to stone near P.O.; thence S. 56-1/4 E. 10.15 chains (669.9 feet) to stone; thence S. 43-1/2 E. 9.70 chains (640.2 feet) to an iron pin in Knollwood Drive at corner of lands formerly of Fred Wright referred to above; thence with Fred Wright property, N. 52-00 W. 7.00 chains (462 feet), more or less, to stone in gully, the beginning point.

This being the same property conveyed to the mortgagor by deed recorded in Deed Book 719, Page 413, in the RMC Office for Greenville County.