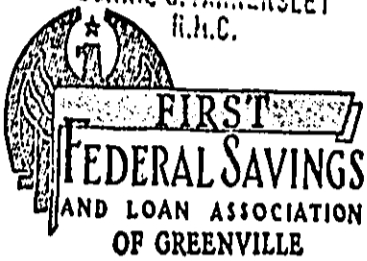


GREENVILLE CO. S. C.

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BOOK 1273 PAGE 717

DONNIE S. TANKERSLEY  
R.M.C.



REGULATION NO. 22  
COMPLIED WITH  
*Welle*

State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

LOCAL FINANCE CO., INC.

(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-Seven

Thousand and No/100----- (\$47,000.00 )

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

Ninety-Three and 13/100----- (\$ 393.13 ) 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, within the corporate limits of the Town of Simpsonville, and according to a recent survey by Dalton & Neves, Engineers, dated December, 1968, said plat being recorded in the R.M.C. Office for Greenville County, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of S. C. Highway No. 417 (Old U. S. Highway No. 276) (Laurens Road) and Webb Street and running thence with Webb Street S. 84-15 W. 257.2 feet to an iron pin at the curve of Webb Street; thence with the curve of Webb Street, the chord of which is S. 41-15 W. 61.4 feet to an iron pin; thence continuing with Webb Street S. 1-48 W. 169.8 feet to an iron pin; thence with Webb Street S. 2-51 E. 243.2 feet to an iron pin at the intersection of Webb Street and Loma Drive; thence with said Loma Drive N. 63-24 E. 149.6 feet to an iron pin; thence continuing with said Loma Drive N. 54-00 E. 218.6 feet to an iron pin on the southwest side of said S. C. Highway No. 417 (Old U. S. Highway No. 276) (Laurens Road); thence with said Highway N. 4-15 W. 289.7 feet to an iron pin at the intersection of said Highway and Webb Street, the same being the point of beginning.

THIS BEING the same property conveyed to Local Finance Co., Inc. by deed recorded in the RMC Office for Greenville County in Deed Book 966 at Page 352.