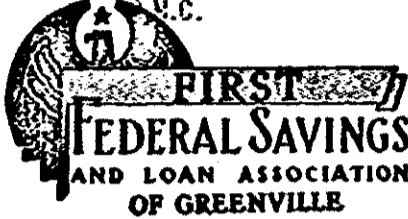


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GREENVILLE CO. S. C.

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BOOK 1285 PAGE 741

DONNIE S. TANKERSLEY
S. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Johnny I. Brown and Judy C. Brown

(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 Five Hundred and No/100----- (\$ 27,500.00)

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

Two Hundred One and 79/100----- (\$ 201.79) 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:

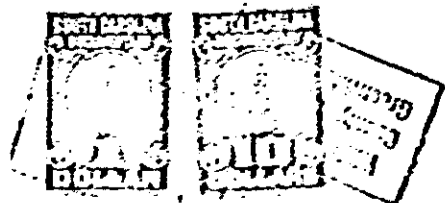
All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Simpsonville, lying and being on the northeasterly side of Douglas Drive and being shown as Lot No. 15 on plat of Martindale, recorded in the RMC Office for Greenville County in Plat Book BBB, Page 199, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeasterly side of Douglas Drive, said pin being the joint front corner of Lots 15 and 16 and being located 901.15 feet from the intersection of Douglas Drive with Martindale Drive and running thence along the northeasterly side of Douglas Drive N59-16W 125 feet to an iron pin, joint front corner of Lots 14 and 15; thence, turning and running with the joint line of Lots 14 and 15 N30-44E 157.4 feet to an iron pin; thence turning and running S65-46E 125.8 feet to an iron pin, joint rear corner of Lots 15 and 16; thence turning and running with the joint line of said lots S30-44W 171.6 feet to the point of beginning.

For source of title, see Deed Book 896, page 372, Deed Book 865, page 591, Deed Book 774, page 366, RMC Office for Greenville County.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

NOTE: The Plat referred to in the description above (BBB page 199) is the correct Plat. Deed 862-372 recites Plat PPP page 199. Deed 865-591 recites Plat PPP page 199. However, deed 774-366 recites Plat BBB page 199, the correct reference.



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