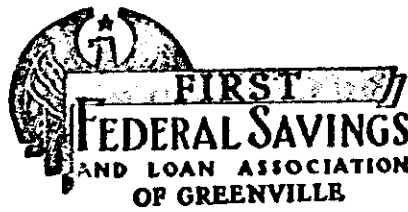


FILED
GREENVILLE CO. S. C.
AUG 27 2 30 PM '73
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1280 PAGE 45



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

LOETA D. CLARK-----

(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 Eight Thousand Five Hundred and No/100----- (\$ 3,500.00----)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not 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 Eighty-one and 24/100

----- (\$ 81.24-----) 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

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the southeast side of Perry Road, and being known and designated as a portion of Lot No. 3, of Block One of a subdivision known as "Newland" as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book C, at Page 199 and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeast side of Perry Road in the front line of Lot No. 3 which point is 20 feet southwest from the corner of Lot No. 4 and is also 154 feet from the intersection of Newland Ave., and running thence along the southeast side of Perry Road, N. 43-12 E., 6 feet to an iron pin in the front line of Lot No. 3 at a point 14 feet from the corner of Lot No. 4; thence on a line through Lot No. 3, S. 46-48 E., 150 feet to an iron pin on a 10-foot alley; thence along the line of said alley, S. 43-12 W., 6 feet to an iron pin in the rear line of Lot No. 3 at a point 30 feet from the rear corner of Lot No. 2; thence on a line through Lot No. 3, N. 46-48 W., 150 feet to the beginning corner.

AND ALSO:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina about two miles Northeast of Greenville County Courthouse, on Perry Road, and being an adjoining strip of Lots Nos. 2 and 3, of Block One (1), on plat of a subdivision known as "Newland", made by A. S. Bedell, Surveyor, dated May 14th, 1914, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book C at Page 199, being 30 feet on the eastern portion of Lot No. 2 and 30 feet on the western portion of Lot No. 3, and having the following metes and bounds, to-wit:

BEGINNING at a point on Perry Road which point is 90 feet from the Southeast intersection of Perry Road and Newland Avenue, and running thence along Perry Road North 43-12 East 60 feet to an iron pin; thence South 46-09 East one hundred and fifty (150) feet to a point on a 10-foot alley; thence along said alley South 43-12 West 60 feet to an iron pin; thence North 46-09 West 150 feet to the BEGINNING corner.