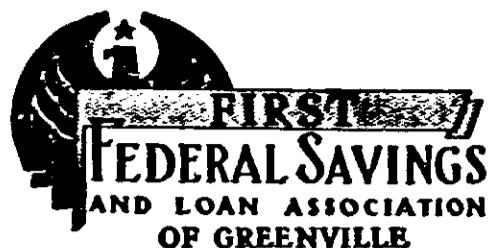


FILED
GREENVILLE CO. S. C.

OCT 26 10 13 AM '73

DONNIE S. TANKERSLEY
R.M.C.



BOOK 1294 PAGE 37

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Thomas L. Lewis, Jr. and Carol C. Lewis, of Greenville County

(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 ----- (\$ 8,500.00)

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

Sixty-Five and 61/100 ----- (\$ 65.61) 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

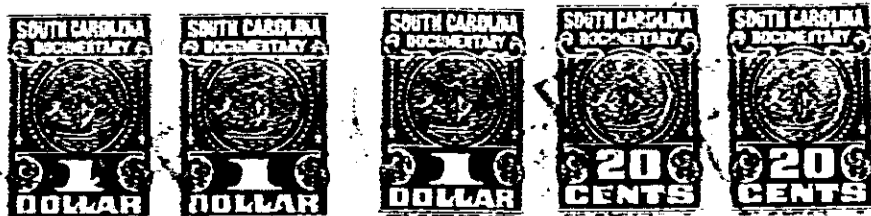
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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, City of Greenville, being known and designated as part of Lot 13 as shown on a plat of Marshall Forest Subdivision being recorded in the R. M. C. Office for Greenville County in Plat Book H at pages 133 and 134 and having, according to a survey for John G. Murray, Jr. and Dorothy Holley Murray by R. W. Dalton, R. L. S. dated December 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Riverside Drive, 3 feet east of joint corner of Lots Nos. 12 and 13 and running thence S. 4-40 E. 270 feet to an iron pin on the northern side of a 20-foot alley; running thence with said alley, N. 85-20 E. 55 feet to an iron pin at the intersection of said alley (now Club Drive) and Riverside Drive; running thence with Riverside Drive, N. 45-22 E. 58.7 feet to an iron pin at the corner of Lot No. 14; running thence along the line of Lot No. 14, N. 4-40 W. 231.4 feet to an iron pin on the southern side of Riverside Drive; running thence on the southern side of Riverside Drive, S. 85-20 W. 97 feet to the beginning corner, together with all interest mortgagors may have in 20-foot alley at rear of property; being the same conveyed to us by John G. Murray, Jr. and Dorothy Holley Murray by their deed dated August 31, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Book 805 at page 196.

It is understood that this mortgage is junior in lien to that certain mortgage executed by the mortgagors to First Federal Savings and Loan Association in the original sum of \$50,000.00 on April 3, 1973, recorded in Mortgage Book 1273 at Page 79.



4328 RV-2