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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Charles Michael Cornish and Anne W. Cornish, of Greenville County

hereafter 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 true sum of

Nineteen Thousand and No/100-----\$ 19,000.00 )

Dollars as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of

One Hundred Fifty-Two and 88/100-----\$ 152.88 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, aliened, 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, being known and designated as the major part of Lot 10, Section E, Croftstone Acres, as shown on plat entitled "A Revised Portion of Croftstone Acres" recorded in the R. M. C. Office for Greenville County in Plat Book Y at Page 91 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Olwell Avenue (also known as Inglewood Drive), joint front corner of Lots 10 and 11, Section E; thence N. 46-20 W. 140 feet; thence S. 33-24 W. 68.3 feet; thence S. 23-20 W. 77.2 feet to an iron pin on the northeastern side of Summitt Drive; thence S. 71-55 E. 25.8 feet; thence S. 54-38 E. 58.4 feet; thence around corner of intersection of Summitt Drive and Olwell Avenue, the chord of which is N. 84-31 E. 30.4 feet to an iron pin on the northwestern side of Olwell Avenue; thence along the northwestern side of Olwell Avenue, N. 43-40 E. 97.2 feet to the beginning corner;



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