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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, John Dee Wood and Martha P. Wood, of Greenville County,

hereafter referred to as Mortgagor, SENDS GREETINGS.

WHEREAS, the Mortgage is well and truly evidenced to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA hereafter referred to as Mortgagee, in the full and just sum of

Twenty-One Thousand and No/100----- (\$ 21,000.00)

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 escalation of interest rate under certain

conditions, said note to be repaid with interest at the rate or rates thereon specified in installments of

One Hundred Eighty-Eight and 45/100----- 188.45 Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid, but all 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 law 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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor 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 Mortgagee, 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 Mortgagee in hand well and truly paid by the Mortgagor, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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, being and lying in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 37 of a subdivision known as Avon Park as shown on a plat thereof prepared by C. C. Jones, dated December, 1956, recorded in the R. M. C. Office for Greenville County in Plat Book KK, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bedford Lane, joint front corner of Lots 87 and 88, and running thence with the joint line of said lots, N. 69-51 E. 90 feet to an iron pin in line of Lot No. 38, joint rear corner of Lots 87 and 104; thence with the joint line of said lots, S. 20-09 E. 175 feet to an iron pin on the northern side of Avon Drive, joint front corner of said lots; thence with said drive, S. 69-51 W. 65 feet to an iron pin; thence along the intersection of Avon Drive and Bedford Lane, the chord being N. 75-09 W. 35.4 feet, to an iron pin on the eastern side of Bedford Lane; thence with said lane, N. 20-09 W. 150 feet to an iron pin, point of beginning; being the same conveyed to us by W. N. Leslie by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 791, at Page 325.

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