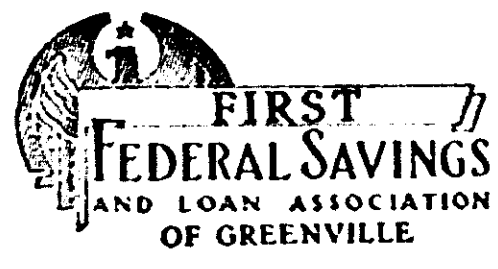


FILED
GREENVILLE CO. S. C.
JUN 13 4 30 PM
COURT CLERK'S OFFICE

1343 605



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Charles A. Gossett and Minnie R. Gossett

Hereafter referred to as Mortgagee (SEND NO GREETINGS)

WHEREAS, the Mortgagee as well and body, do hereby certify that the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereinafter referred to as Mortgagee, is the full and true owner of Twenty-One

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

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 thereon specified in installments of Two Hundred

Thirteen and no/100----- \$ 213.00 Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, all payments to be applied first to the payment of interest, computed monthly on unpaid principal balance, 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

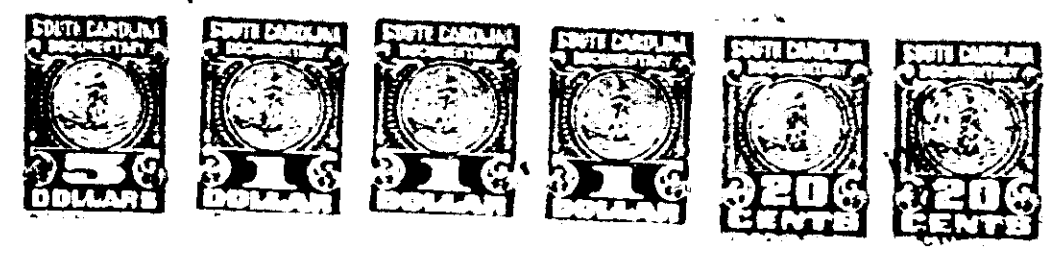
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any regulations set out in this mortgage, the whole amount due thereunder shall at the option of the latter 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 and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee'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 Mortgagee'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 Mortgagee at and before the signing 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, lying and being in the State of South Carolina, County of Greenville, on the eastern side of S. C. Highway 291, and being shown as Lot 3 on a plat of Subdivision of Lot 9 of the J. H. Sitton Property (Plat Book 11, Page 127), made by Woodward Engineering Company, dated June 15, 1957, recorded in Plat Book XX, at Page 105 in the R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of S. C. Highway 291 at a point 565 feet south from the southeastern corner of the intersection of S. C. Highway 291 with Edwards Road; the said pin being the joint front corner of Lots 2 and 3 and running thence along the joint line of said lots, S. 88-15 E. 192.41 feet to an iron pin on the western side of a 30 foot alley; thence along the western side of said alley, S. 0-43 W. 20.01 feet to an iron pin; thence along the joint line of Lots 3 and 4, N. 88-15 W. 192.94 feet to an iron pin on the eastern side of S. C. Highway, N. 1-35 E. 20 feet to the point of beginning.



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