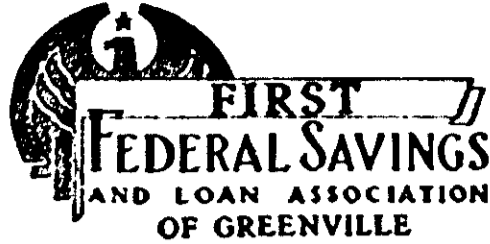


FILED
GREENVILLE CO. S. C.

71 10 30 1971
COURT CLERK
R. H. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Floyd J. Morton, Sr. and Ruth K. Morton, of Greenville County,

(hereinafter referred to as Mortgagor) SENDS 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

Thirty-Four Thousand and No/100----- (\$ 34,000.00)

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

Two Hundred Seventy-Three and 58/100----- 273.58 Dollars each on the first day of each month hereafter in advance until the principal sum with interest has been paid in full each payment 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 of 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 stipulation 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 deeds 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, 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 for the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, and released, and by these presents does grant, convey, sell and release unto the Mortgagee, its successors and assigns, the full and lawful title and estate

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, being and being in the State of South Carolina, County of Greenville, Fairview Township, containing 1.7 acres, more or less, according to a plat prepared by Carolina Engineering & Surveying Company dated July 8, 1969, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the western edge of Nash Mill Road at the joint corner with land of W. P. Fowler, said pin measuring two miles, more or less, S. 16-55 E. from the intersection of Nash Mill Road with State Highway No. 418; running thence with Nash Mill Road, S. 16-55 E. 388.7 feet to an iron pin at the corner of lands now or formerly of S. A. Fowler; thence with joint line of S. A. Fowler land, N. 24-02 W. 334.6 feet to an iron pin at the corner of lands of W. P. Fowler and lands now or formerly of S. A. Fowler; thence with the joint line of property of W. P. Fowler, N. 2-55 W. 217.9 feet to an iron pin; thence with the line of property of W. P. Fowler, N. 62-38 E. 259.9 feet to the point of beginning.

ALSO: All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Fairview Township, containing 15.5 acres, more or less, as is more fully shown on a plat prepared by Carolina Engineering & Surveying Company dated February 17, 1970, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on Nash Mill Road at the joint corner of other lands now or formerly of Fred H. Plott, Jr., et al., and running thence S. 62-38 W. 259.9 feet; running thence S. 2-55 E. 217.9 feet to the corner of property now or formerly of Castell; running thence with line of property now or formerly of Castell, N. 84-02 W. 1,052.3 feet to a point near a branch, Smith line; thence running with the line of Smith property, N. 11-53 W. 332.7 feet to a point on the Smith line and corner of land of W. P. Fowler; thence with joint line of said property, N. 72-13 E. 1,281.4 feet to a point in Nash Mill Road, said line following the gully to the corner with property of W. P. Fowler; thence with Nash Mill Road, S. 14-30 E. 486.5 feet to the point of beginning.

The above described property is the same conveyed to us by Fred H. Plott, Jr., same as F. H. Plott, Jr., and Dorothy I. Plott by deed dated December 28, 1971 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 932, page 489.

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