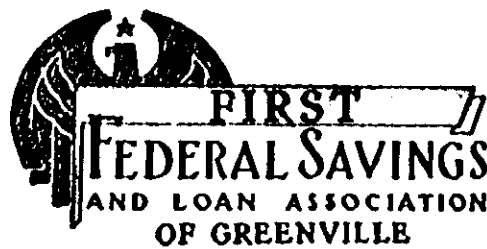


FILED
GREENVILLE CO. S. C.

Aug 6 4 21 PM '77

GRINNIE STANWISLEY
R.M.C.

BOOK 1345 PAGE 606



State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Robert E. Chapman and Mary E. Chapman, of Greenville County

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of
Nineteen Thousand, Five Hundred, Fifty and No/100 ----- 19,550.00
(\$)

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
One Hundred Forty-four and 66/100 (\$ 144.66) 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 29 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, it 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 being shown as Lot 18 of Albans Acres a plat of which is recorded in Plat Book 4-N at Page 31 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the westerly side of Fairground Road at the joint front corner of Lots No. 17 and 18 and running thence with the line of said lots, S69-41W 435.4 feet; thence S19-09 E. 125 feet; thence N69-41 E. 439.4 feet to a point on Fairgrounds Road; thence with Fairgrounds Road N20-59 W. 125 feet to the point of beginning.

This being the same conveyed to us by W. R. Julian, as Trustee, by deed dated July 30, 1975, and recently recorded.

This mortgage secures a note in the original sum of \$19,550.00, executed by the mortgagors to the mortgagee on July 27, 1973. That note was originally secured by a mortgage recorded in the RMC Office for Greenville County in Mortgage Book 1287, at Page 1, which covered Lot 17 of Albans Acres subdivision, but it was subsequently discovered that the dwelling house supposedly located on Lot 17 was actually constructed on Lot 18. The purpose of this mortgage is therefore to correct the error and the mortgage covering Lot 17 is being cancelled.

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