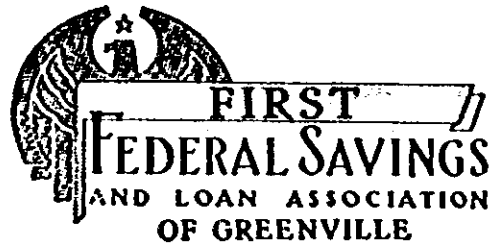


GREENVILLE, S.C.

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CONNOR S. HENDERSON
S.H.S.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Marvin J. Short, II & Joan H. Short (hereinafter 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 just sum of **Sixty-five Thousand and No/100** ----- (\$65,000.00 -->

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 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 **Five Hundred**

Eighty-four and 83/100 ----- (\$584.83 -----) 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 ---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 By-Laws or the Charter of the Mortgage, 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 signing 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

ALL that certain tract of land containing 15 acres, more or less, together with all improvements thereon, in Bates Township, County of Greenville, State of South Carolina located on the west side of U. S. Highway 276, Geer Highway, and being a portion of the property shown on plat of Emma P. West Estate recorded in Plat Book FF at Pages 74 and 75 recorded in the Greenville County R. M. C. Office and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property formerly of Bates, now of Henson, and in the center of U. S. Highway 276 and running thence N. 82-05 W., 628.5 feet to an iron pin; thence S. 47-13 W., 378.1 feet to an iron pin; thence S. 46-23 W., 286.8 feet to an iron pin; thence S. 48-23 W., 248.3 feet to an iron pin at or near a branch; thence S. 49 E., 15 feet to an iron pin; thence N. 76-55 E., 21.5 feet to an iron pin; thence S. 49 E., 179.5 feet to an iron pin; thence S. 42-37 E., 158 feet to an iron pin; thence S. 46-26 E., 180 feet, more or less, to a point in the center of Highway S. 131 referred to as Tugaloo Road; thence with the said road as the same has been changed to its present location; N. 68-52 E., 340 feet; N. 67 E., 200 feet; and N. 62-15 E., 500 feet to a point in the center of U. S. Highway 276 (Geer Highway); thence with the center of Geer Highway N. 88.9 feet and N. 2-58 E., 382.9 feet to the point of beginning.



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