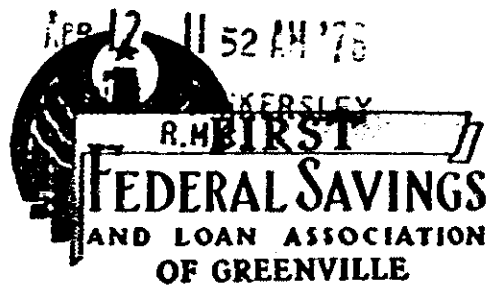


FILED
GREENVILLE CO. S. C.

NOV 1964 596

APR 12 11 52 AM '76



State of South Carolina)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

RANDOLPH M. TILLER, JR. AND LAURIE A. TILLER



(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 **Thirty-Six Thousand Nine Hundred Fifty and No/100** ----- (\$ **36,950.00**)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 **Two Hundred Ninety and 71/100**----- (\$ **290.71**) 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 **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 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:

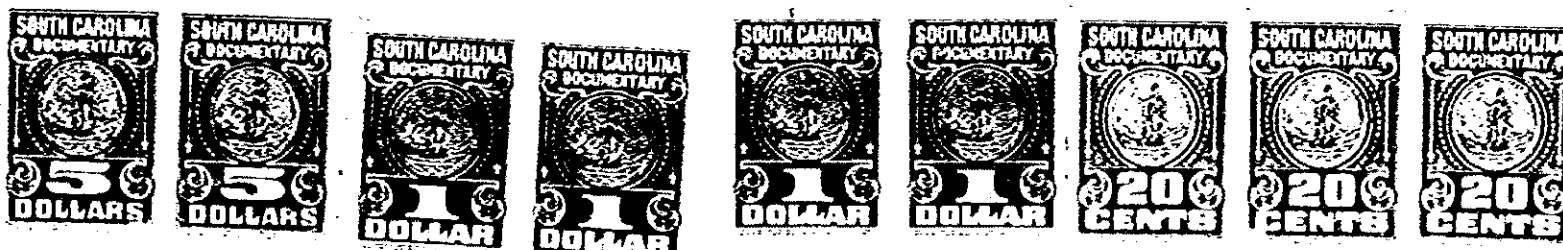
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the 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, City of Greenville, on the west side of Byrd Boulevard, being the greater part of Lot No. 14 as shown on plat of the property of L. A. Mills, made by R. E. Dalton, Engineer, March 1925, recorded in the Office of the RMC for Greenville County in Plat Book J, at Page 29, and having the following metes and bounds:**

BEGINNING at a stake on the western side of Byrd Boulevard, 78.65 feet north from Sistine Drive, corner of Lot No. 13, and running thence S. 67-47 W. 133 feet to an iron pin; thence N. 25-28 W. 72.6 feet to an iron pin; thence with line of Lot No. 15, N. 65-10 E. 135.6 feet to an iron pin on the western side of Byrd Boulevard; thence with the western side of Byrd Boulevard, S. 23-26 E. 78.65 feet to the beginning corner.

ALSO: All that piece, parcel or segment of land situate and lying in the City of Greenville, County of Greenville, State of South Carolina, being a portion of Lot No. 14 as shown on plat of property of L. A. Mills, made by R. E. Dalton, Engineer, March 1925, recorded in the Office of the R.M.C. for Greenville County in Plat Book J, Page 29, and being more particularly shown on plat of property of John Cooper Shackelford dated May 15, 1957, recorded in Plat Book SS at Page 91, in the Office of the R.M.C. for Greenville County, and having according to said latter plat, the following metes and bounds:

BEGINNING at a point on the joint line of property formerly of John Cooper Shackelford and the property described hereinabove at the point of intersection of said joint line by the joint line of Lots 13 and 14 (as revised) and running thence along said revised line of Lots 13 and 14, S. 67-47 W. 4.6 feet to a point; thence turning and running N. 25-53 W. 23.4 feet to a point; thence turning and running S. 64-07 W. 12.9 feet to a point; thence turning and running N. 23-39 W. 49.4 feet to a point on the joint line of Lots 14 and 15; thence turning and running along the joint line of said Lots N. 65-10 E. 16.2 feet to a point; thence turning and running S. 25-28 E. 72.6 feet to the point of beginning.



0.596

4328 W-2