



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Lawrence E. Reid and Lawrence David Reid

(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 thousand and no/100----- (\$ 60,000.00)

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 Seven Hundred Fifty-one and 97/100----- (\$ 751.97-----) 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 ten 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, in School District 519, on the northern side of Laurens Road, being known and designated as a portion of Lots 1 and 2, of Block A, of a subdivision known as Carolina Court, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book F at page 96, and having the following metes and bounds: BEGINNING at an iron pin on the north side of Laurens Road at the corner of the lot belonging to Eastland Baptist Church, which point is 88.4 feet west of the northwest corner of the intersection of Laurens Road and Eastland Drive and running thence along the line of the church lot, N. 35-35 E. 200.3 feet to an iron pin in the line of Lot No. 4, of Block A, which point is 26 feet northwest of the rear corner of Lots 2 and 3, of Block A, thence along the line of Lot No. 4, N. 55-45 W. 58 feet to an iron pin in the rear line of Lot No. 1, which point is 20 feet northwest of the joint rear corner of Lots No. 1 and 2 of Block A, and is the rear corner of the lot formerly belonging to C, L. Bouchillon; thence along the line of that lot, S. 38-15 W. 200.5 feet to an iron pin on the north side of the Laurens Road, which point is 19.5 feet northwest of the joint corner of Lots Nos. 1 and 2, of Block A; thence along the north side of Laurens Road, S. 55-45 E. 66.7 feet, more or less, to the beginning corner.

ALSO: All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being composed of a portion of Lot 1, Block A, of a subdivision known as Carolina Court as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book F, at page 96, and a portion of Lot 14 as shown on a plat of the property of Emma C. Poag, recorded in Plat Book K at page 68 and being more particularly described in the aggregate as follows: BEGINNING at an iron pin on the northern side of the Laurens Road at a point 155.1 feet west from the northwestern corner of the intersection of Laurens Road and Buenavista Avenue (now known as Eastland Drive), which point is 19.5 feet west of the joint corner of Lots 1 and 2, Block A, of Carolina Court, and running thence N. 38-18 E. 200.5 feet to an iron pin in line of Lot 4, Block A; thence with the line of said Lot 4 and beyond, N. 55-45 W. 70 feet to an iron pin at the rear corner of the lot now or formerly belonging

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