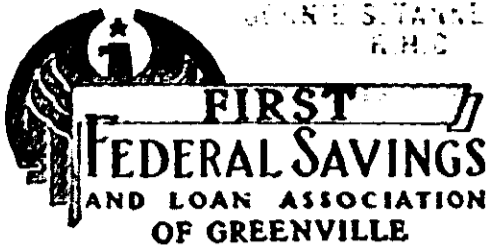


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JOHN S. TAYLOR, JR. R.M.C.



BOOK 1358 PAGE 875

State of South Carolina)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

HALEY P. NATIONS

(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 Fifty Thousand and no/100

(\$ 50,000.00)

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 Three Hundred and Ninety Three and 36/100 ----- 393.36

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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

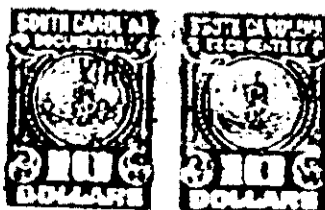
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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 Mortgagee in hand well and truly paid by the Mortgagor 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, on the North side of a turn-around on a proposed road lying North of Roper Mountain Road, near the City of Greenville, and having, according to a survey made by Piedmont Engineers and Architects, December 19, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the joint line of property of J. Fletcher and Mary C. Lowe and property now or formerly of Elizabeth Jones McPherson, said pin also being located 640 feet North measured along the Lowe-McPherson boundary line from the joint corner of said property on the North side of Roper Mountain Road, and runs thence along said McPherson line, N. 27-45 W., 395 feet to an iron pin; thence along line of other property of J. Fletcher and Mary C. Lowe, S. 69-52 W., 148.9 feet to the high water mark of the lake shown on said plat; thence along the high water mark of the lake (the traverse line being S. 31-08 W., 227 feet) to an iron pin; thence still along the high water mark of said lake (the traverse line being S. 6-09 W., 206.2 feet) to an iron pin; thence N. 84-52 E., 198.9 feet to an iron pin in the West edge of the turnaround of a proposed road; thence with the curve of said turnaround (the chord being N. 30-30 E., 58.9 feet) to an iron pin; thence still with the turnaround of said proposed road (the chord being S. 66-36 E., 72.9 feet) to an iron pin; thence N. 70-12 E., 180 feet to the beginning corner.

As will be shown by Agreement dated February 9, 1967, and recorded in the RMC Office for Greenville County in Deed Book 814 at Page 173, a fifty (50) foot easement for ingress and egress as provided for in deed to Haley P. Nations recorded in Deed Book 812 at Page 113, shall be located as shown on plat made by Piedmont Engineers and Architects on January 9, 1967, recorded in the RMC Office for Greenville County in Plat Book RRR, Page 13.



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