

State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

HOWARD V. BROOKS and MYRTLE M. BROOKS

(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 Three Thousand and No/100ths-----(\$ 63,000.00)

Dollars as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of

Eight Hundred Thirty Two and 55/100---- \$ 832.55 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 10 years after date, and

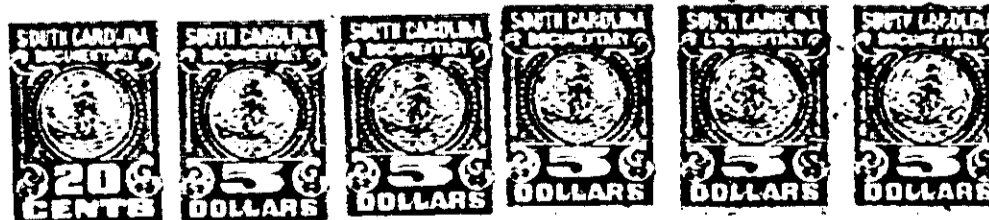
WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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 Mortgagee 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, being known and designated as Lots 3, 4 and 5, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, S. C.", made by Dalton & Neves, Engineers, Greenville, S. C., dated February, 1959, and recorded in the RMC Office for Greenville County in Plat Book QQ, Pages 56 to 59, inclusive, said lots fronting a total distance of 194 feet on Easley Bridge Road. Reference is made to plat referred to for a more detailed description.

ALSO: All that piece, parcel or lot of land, with improvements thereon, or hereafter to be constructed thereon, situate, lying and being in or near the City of Greenville, County of Greenville, State of South Carolina, being more particularly described as Lot No. 2, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, S. C., dated February, 1959, recorded in the RMC Office for Greenville County, in Plat Book QQ, Pages 56 to 59, inclusive, and, according to said plat, the within described lot is also known as Lot No. 61, Jones Street, and fronts 73 feet thereon.



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