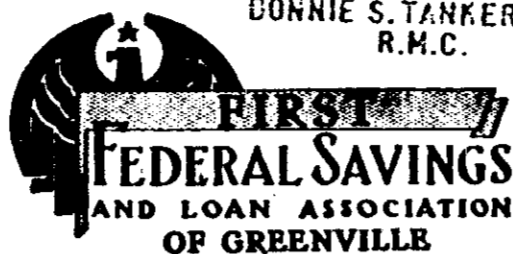


FILED  
GREENVILLE CO. S. C.

JUL 1 9 51 AM '76

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1371 PAGE 800



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Bennie V. Crider, Jr., of Greenville County,

(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-Four Thousand and No/100----- (\$ 34,000.00 )

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 Two Hundred,

Eighty-Five and 33/100----- (\$ 285.33 ) 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 25 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 collat-  
erals 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 the City of Greenville, on the western  
side of North Main Street, and being known and designated as Lot No. 16, Block "F"  
of Highland Terrace according to plat of same, recorded in the R. M. C. Office for  
Greenville County in Plat Book "D" at page 238, and having the following metes and  
bounds according to said plat:

BEGINNING at an iron pin on the western side of North Main Street, which point is  
the joint eastern corner of Lots No. 15 and 16, and is 77.5 feet south of the southwestern  
intersection of North Main Street with West Montclair Avenue (formerly Fairview Avenue)  
and running thence with North Main Street N. 14-47 E. 77.5 feet to an iron pin, at the  
southwestern intersection of North Main Street with West Montclair Avenue; running  
thence along West Montclair Avenue N. 66-30 W. 190 feet to an iron pin, joint northern  
corner of Lots No. 14 and 16; and running thence along rear line of Lot No. 16,  
S. 14-47 W. 77.5 feet to an iron pin, joint western corner of Lots Nos. 15 and 16;  
thence along dividing line of Lots No. 15 and 16, S. 66-30 E. 190 feet to the beginning  
corner; this being the same property conveyed to the Mortgagor by deed of Dr. A. J.  
Goforth, Jr. and Mrs. A. J. Goforth, Jr. (also known as Eula Sullivan Goforth),  
dated June 30, 1976, and to be recorded herewith.



4328 RV-2