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DONNIE S. TANKERSLEY
R.M.C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Tommie Carolyn Brooks and Ozell 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

Five Thousand-Five-Hundred and No/100 Dollars (\$ 5,500.00)

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 One-Hundred-

Thirty-Six and Eighty-Seven/100 (\$ 136.87) 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 four (4) 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, to wit:

ALL THAT piece, parcel or lot of land on Renrick Drive in Greenville County, State of South Carolina and being shown and designated as property of Caroline Patterson on plat prepared by Jones Engineer Service dated April 8, 1967, and according to said plat having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Renrick Drive at the joint corner of property now or formerly belonging to Thomas M. Renrick thence running N. 35-00 E. 150 feet to an iron pin; thence S. 55-00 E. 75 feet to an iron pin; thence running S. 35-00 W. 150 feet on the northern side of Renrick Drive; thence with Renrick Drive N. 55-00 W. to the point of beginning.

THIS is a part of the property conveyed to Ellen Renrick for and during her natural life with remainder to Caroline Patterson, her heirs and assigns by Ellen Renrick, Ellen Foster, Maria Rabb, Caroline Patterson Thomas M. Renrick and Annie Glenn, and recorded in the R.M.C. Office of Greenville County at Deedbook 388, page 488 by deed dated August 15, 1949. Ellen Renrick died testate on November 5, 1969 and the fee simple interest vested in Caroline Patterson. On June 18, 1975 Caroline Patterson died intestate, see probate records in the Greenville County Probate Court, Apartment 1389, File 7, leaving as her sole heirs at law, Tommie Carolyn Brooks and Albert Patterson. By deed dated August 17, 1976 and recorded in the R.M.C. Office for Greenville County at Deedbook 1041, page 699, Albert Patterson conveyed his interest in the above described property to the mortgagor herein.

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