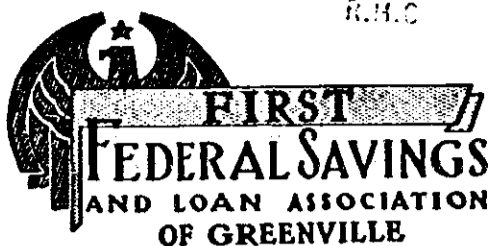


Mortgagee's address: 301 College Street, Greenville, S. C. 29601

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DORRIS S. TANKERSLEY
R.M.C.

BOOK 1382 PAGE 687



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Melvin A. Thomas and Effie Mae B. Thomas

(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
Twelve Thousand and No/100----- (\$ 12,000.00)

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 One Hundred,

Thirty-Six and 57/100----- (\$ 136.57) 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 12 years after date; and

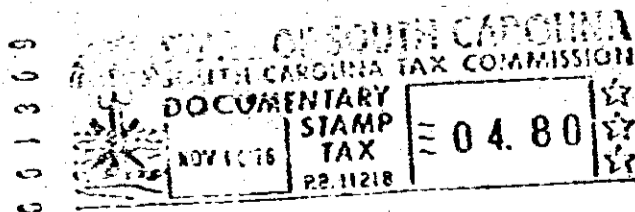
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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, Greenville Township, about four miles from the City of Greenville, on the northern side of Old Easley Bridge Road, being known and designated as the major part of Lot No. 2 on plat of the property of W. E. Rush, made by R. E. Dalton, August 1922 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old Easley Bridge Road at the corner of property identified on the County Tax Map as 239.5-1-6, and running thence with the line of said lot, in a northerly direction, 226 feet, more or less, to a point; thence in a westerly direction 45 feet to an iron pin at the corner of Tracts 1 and 2; thence with the joint line of said tracts, N. 0-30 E. 827 feet, more or less, to a point; thence N. 35-40 E. 133 feet to a point; thence with the line of Lot No. 5, S. 60-10 E. 44 feet to a point at the joint rear corner of Lots 2 and 3; thence with the joint line of Lots 2 and 3, S. 1-30 E. 1113 feet to an iron pin on the northern side of Old Easley Bridge Road; thence with said road, N. 89-45 W. 102.7 feet to an iron pin at the point of beginning. Said lot is identified on the County Tax Maps as 239.5-1-5. Said property is the same conveyed to the mortgagors by Marion E. Hodgens by deed dated March 16, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 694, at page 427, less the triangular strip conveyed to James A. Kilby, et al. by deed recorded in Deed Vol. 828, Page 73.



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