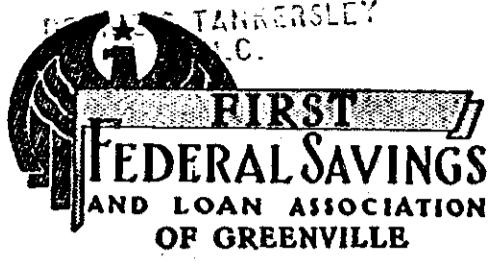


11/12/76-CHR:LTA&T 25616  
Mortgagee's Address: P.O. Box 4852 Greenville, South Carolina 29602



BOOK 1383 PAGE 114

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN R. YOUNG, MERIAM B. YOUNG and MARGARET M. YOUNG

(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 Fifteen Thousand Three Hundred Thirty and 01/100----- (\$ 15,330.01 )

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 Twenty-Seven and 53/100----- (\$ 127.53 ) 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 26 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;

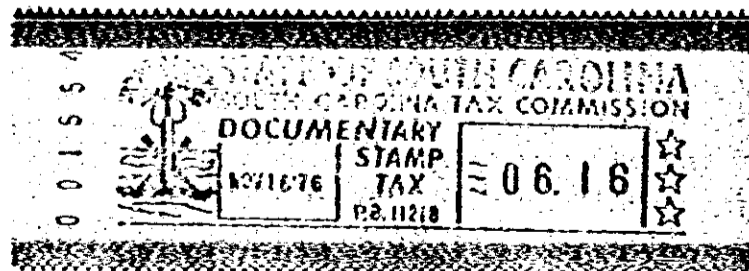
NOW, KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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:

unit

All that certain piece, parcel, or ~~BEHOLD~~ 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 Unit No. 3-J of Town Park of Greenville, S. C., Horizontal Property Regime as is more fully described in Master Deed dated June 5, 1970 and recorded in the R. M. C. Office for Greenville County in Deed Book 891 at Page 243, as amended by second amendment to Master Deed recorded in said R. M. C. Office on November 1, 1973 in Deed Book 987 at Page 349 and survey and plot plans recorded in Plat Book 4-G at Pages 173, 175 and 177, and also amended by amendment to Master Deed recorded in said\*

Derivation: This being the same property conveyed to the mortgagors herein by William R. Dickerson and Nancy S. Dickerson on November 12, 1976, and recorded in the Office of the Register of Mesne Conveyances in Deed Book 1046 at Page 223.

\*R. M. C. Office on July 15, 1971 in Deed Book 920 at Page 305.



0709113M  
5005

4328 RV-2