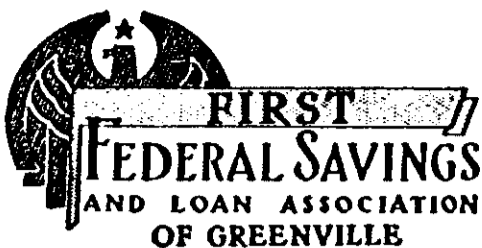


FILED
GREENVILLE CO. S.C.
MAY 19 2 42 PM '77
DEAN E. STANLEY
CLERK



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Charles E. Gardner and Carol J. Gardner

(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 Twenty Seven Thousand and No/100----- (\$ 27,000.00)

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 Twelve and 41/100----- (\$ 212.41) 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 30 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, near Laurens Road, at the intersection of Haviland Avenue and Monticello Avenue and being known and designated as Lots Nos. 109 and 72 of GLENN GROVE PARK, as shown by a subdivision and plat of same made by R. E. Dalton, Engr., in May, 1924, said plat being recorded in the RMC Office for Greenville County in Plat Book F at Page 233, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Haviland Avenue joint corner of Lots 108 and 109 and running thence along the line of said Avenue, S. 06-48 W. 50 feet to an iron pin; thence continuing along the line of said Avenue S. 23-12 E. 50 feet to an iron pin; thence continuing along the line of said Avenue S. 49-07 E. 64.1 feet to an iron pin at corner of said Avenue and Monticello Avenue; thence along the line of Monticello Avenue, N. 69-28 E. 59.3 feet to an iron pin at corner of Lot 72; thence with the west side of Monticello Avenue, N. 59-11 E. 53.4 feet to an iron pin; in bend of said Avenue; thence N. 48-28 E. 78.5 feet to a bend in said Avenue; thence N. 63-03 E. 37.2 feet to an iron pin, corner of Lots Nos. 72 and 73; thence with line of Lot 73, N. 74-12 W. 106.4 feet to iron pin, corner of lots 72, 73, 107 and 108; thence along the rear line of Lots 108 and 109 S. 15-48 W. 50 feet to an iron pin; rear corner of said Lots; thence along the line of Lot 109, N. 74-12 W. 144.8 feet to the beginning corner on Haviland Avenue.

This being the same property conveyed unto the Mortgagors herein by deed from First Federal Savings and Loan Association of Greenville of even date to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 18 '77
PR. 11218
10.80
4328 RV-2