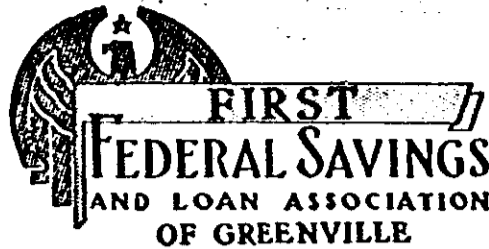


Route 9, Lake Circle Drive
Greenville, S.C. 29609

FILED
GREENVILLE, S.C.

1999-08-03



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Anne P. Blakely

(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 Fifty-eight

Thousand and No/100-----(\$ 58,000.00)

does not contain 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 Four Hundred Forty-five and 97/100----- (\$ 445.97) 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, Paris Mountain Township, located on the southeastern side of Lake Circle Road, and being known and designated as Lot No. 27, Section C, on survey of R.E. Dalton, dated June, 1925, and containing 1.77 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a stake at the corner of Lot No. 28, and running thence S. 40-25 E. 250 feet to a stake; thence N. 51-45 E. 350 feet to a stake; thence N. 42-04 W. 190 feet to a stake; thence S. 61-25 W. 350 feet to the point of beginning.

ALSO, all that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, located on the eastern side of Lake Circle Road, adjacent to and along the rear of Lot No. 27, Section C., on Plat of Paris Mountain-Cesar's Head Development Co., made by Pickell & Pickell, which said Lot No. 27 is hereinabove conveyed, and according to survey by J.C. Hill, dated November 11, 1948, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lot No. 28 and Lot No. 27, said pin being located N. 61-25 E. 350 feet from the joint front corner of Lots 28 and 27, Section C., on the eastern side of Lake Circle Road and running thence along the rear line of Lot No. 27 S. 42-04 E. 190 feet to an iron pin at the joint rear corner of Lots 27 and 26; thence N. 51-45 E. 200 feet to an iron pin; thence N. 40-45 W. 157 feet to an iron pin; thence S. 61+25 W. 200 feet to an iron pin, at the joint rear corner of Lots 28 and 27, the beginning point, and containing 0.80 acres, more or less.

This being the same property as conveyed to the Mortgagor by deed of Ray M. Blakely, dated 5-24-77 and recorded in Deed Book 1057 at Page 193.

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