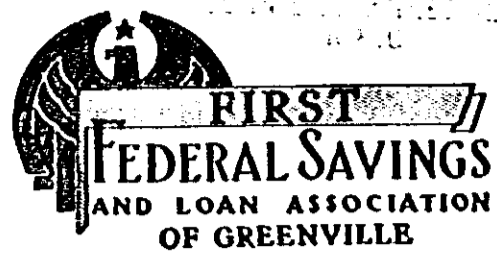


Box 408

GREENVILLE CO. S.C.

1400 330



State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

WAYNE A. LENDERMAN and JUDY K. LENDERMAN

(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 Sixteen thousand

Two Hundred Thirty-seven and 04/100-----, \$ 16,237.04

0 Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain
0 a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain
00 conditions), said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred Thirty
01 Six and 38/100-----, \$ 136.38 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 25 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;

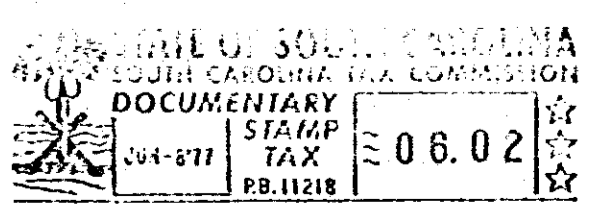
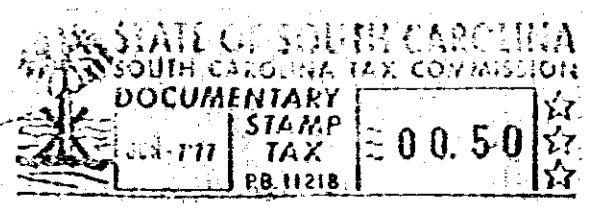
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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, on the southwestern side of Piedmont Park Road, being shown and designated as Lot No. 85 on plat of property of John W. Cauley, dated June 6, 1956, revised June 5, 1961, recorded in plat book WW at Page 159 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southwestern side of Piedmont Park Road at the joint front corner of Lots 84 and 85 and running thence along the common line of said lots S. 73-48 W. 169.25 feet to an iron pin at the joint rear corner of Lot 85 and 85-A; thence N. 1-10 W. 63.2 feet to an iron pin at the joint rear corner of Lots 85-A and 86-A; thence N. 3-35 W. 20.7 feet to an iron pin at the joint rear corner of Lots 85 and 86; thence along the common line of said lots N. 73-48 E. 150.9 feet to an iron pin at the joint front corner of said lots on the southwestern side of Piedmont Park Road; thence along said road S. 16-12 E. 80 feet to an iron pin, the point of beginning.

The above described property is also shown as a portion of Lots 85 and 86 on plat of Piedmont Estates, dated December 1944, prepared by Dalton & Neves, recorded in plat Book M at Page 123 and being the front one-half of Lot 85 and a portion of the front one-half of Lot 86 thereon.

Derivation: Deed of Herbert B. Rogers, Jr. to the Mortgagors herein recorded June 7, 1977 in Deed Book 1058 at Page 152.



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