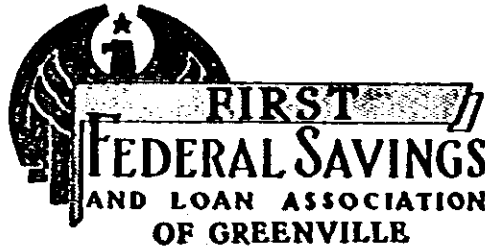


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GREENVILLE CO. S.C.

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BOOK 1401 PAGE 482



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James D. Jordan and Shirley E. Jordan

(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 thousand

Two Hundred Nine and 59/100----- (\$ 20,209.59)
dated April 6, 1977

Dollars, as evidenced by Mortgagor's promissory note ~~of \$20,209.59~~, which note does not contain 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 Seventy-seven and 91/100-- (\$ 177.91) 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 20 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, being known and designated as a portion of lot 7, on plat of property of William Rast for C.C. Good, and having according to a more recent survey entitled PROPERTY OF T.H. JORDAN, by C.O. Riddle, dated July 16, 1957, and revised on August 10, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a private driveway, running between this property and lands of T.H. Jordan, said iron pin being 210 feet more or less from the intersection of said driveway and U.S. Highway No. 29, and running thence with the center line of said driveway S. 63-30 E. 181.7 feet to an iron pin; thence N. 22-52 E. 9.35 feet to an iron pin; thence along the line of property of Frances Ellison, S. 68-36 E. 61.6 feet to an iron pin; thence along the property line of James David Jordan, Sr. S. 22-52 W. 141.8 feet to an iron pin; thence along the line of property of James David Jordan, Sr., et al, N. 66-05 W. 232.3 feet; thence along the property line of Grantees herein N. 18-02 E. 142 feet to the point of beginning.

Together with an easement for ingress and egress running across lands now or formerly of T.H. Jordan from the above described lot to U.S. Highway No. 29, said easement being adjacent to lands of Grantees herein and constituting an easement appurtenant to said lot.

ALSO: All that piece, parcel or strip of land, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of U.S. Highway No. 29, and being a portion of tract No. 7 on plat of property of C.C. Good, recorded in Plat Book G at page 223 and being more fully described as follows:

BEGINNING at an iron pin on the eastern side of U.S. Highway No. 29, in the center of a private driveway running between this property and the property of T.H. Jordan and running thence with the center line of said driveway S. 66-05 E. 210 feet to an iron pin; thence along the line of property now or formerly of Harold E. Jordan, S. 18-02 W. 20 feet to a point in said property line; thence

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