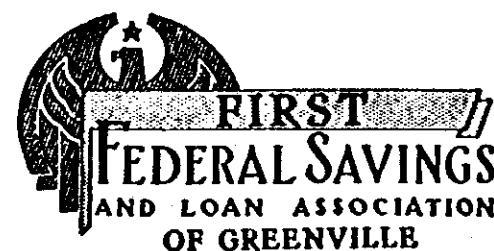


FILED
GREENVILLE CO. S. C.

BOOK 1402 PAGE 346

APR 23 1 48 PM '75
JOHNIE S. TANNERSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

David B. Greene

(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

Thirty-five Thousand and No/100----- (\$35,000.00)

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

Three Hundred Three and 74/100----- (\$ 303.74) 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 the eastern portion of a 51 1/2 acre tract of property known as Tract 3 of property of the Green Estate and being shown as property of Carolina Real Estate Co., Inc. on a plat prepared by Dan E. Collins, Surveyor No. 1760, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book TT at page 167. The property herein conveyed includes all the property lying east of the center line of White Horse Road received by the Grantors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 642 at page 81 and is shown on the plat referred to above. According to said plat, the property has the following metes and bounds, to-wit:

BEGINNING at a point in the center of White Horse Road and running thence S. 79-30 E. 845 feet, more or less, to a corner in a gully; thence S. 39-30 E. 418 feet to an iron pin; thence running N. 50-45 E. 187 feet to a dead Black Gum corner; thence N. 55 E. 281 feet to an iron pin; thence S. 79-30 E. 1,264 feet to Reedy River; thence with the meanders of said River N. 25 E. 498 feet to a branch; thence with the meanders of said branch N. 22-30 W. 219 feet to a point; thence S. 79-30 W. 551 feet to an iron pin; thence N. 42-30 W. 165 feet to an iron pin; thence N. 70-30 W. 502 feet to an iron pin; thence N. 78-45 W. 848 feet to a point in an unimproved road; thence N. 59 W. 429 feet to a point in an unimproved road; thence N. 67-45 W. 495 feet to a point in an unimproved road; thence N. 79-45 W. 48 feet to the center of White Horse Road; thence with the center line of White Horse Road in a southerly direction 630 feet, more or less, to the point of beginning.

This being the identical property conveyed to the Mortgagor by deed of H. L. Rosamond, et al, by deed dated April 4, 1975 and recorded in Deed Book 1016 at Page 405.