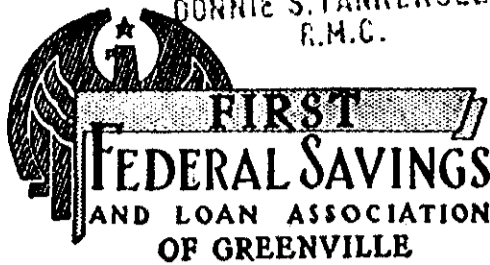


DONNIE S. TANKERSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

M. PARKER JENKINS and CARTER ANN M. JENKINS

(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

FORTY-FIVE THOUSAND and NO/100----- (\$45,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does 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 FOUR HUNDRED FOUR

and 88/100----- (\$ 404.88) 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 on the Southeastern side of Wade Hampton Boulevard (U. S. Highway No. 29), in the City and County of Greenville, State of South Carolina, and having, according to a plat entitled "Gulf Oil Corporation, Wade Hampton Boulevard, Greenville, S. C.", prepared by Jones Engineering Services, December, 1963, which Plat is recorded in Plat Book FFF, Page 81, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southeastern or Eastern right-of-way of Wade Hampton Boulevard at the joint corner of this property and property of Roane-Barker, Inc., which iron pin is 1,618.2 feet Northeasterly from the Southeast intersection of Wade Hampton Boulevard and Dupont Drive, and running thence with the joint line of said properties South Thirty-Seven degrees Thirty minutes East (S. 37-30 E.) 200 feet to an iron pin; thence with the joint line of this property South Fifty-Two degrees Thirty minutes West (S. 52-30 W.) 175 feet to an iron pin; thence North Thirty-Seven degrees Thirty minutes West (N. 37-30 W.) 200 feet to an iron pin in the Southeastern or Eastern right-of-way of the said Wade Hampton Boulevard (U. S. Highway No. 29); thence with the Southeastern or Eastern right-of-way of the said Wade Hampton Boulevard North Fifty-Two degrees Thirty minutes East (N. 52-30 E.) 175 feet to an iron pin, the point of beginning; the above property being the same conveyed by Greenville Auto Sales, Inc., a South Carolina Corporation to Gulf Oil Corporation, a Pennsylvania Corporation by Deed dated March 16, 1964, recorded in Deed Book 774, Page 413, R.M.C. Office for Greenville County, South Carolina.

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