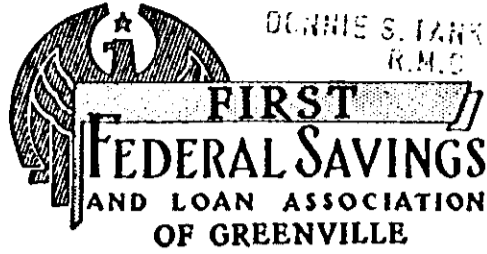


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GREENVILLE CO. S. C.

SEP 5 1 30 PM '77

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DONNIE S. PARKERLEY
R.M.C.



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN H. KEENAN AND MARY T. KEENAN

(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-Seven Thousand~~

Two Hundred and No/100 (\$ 27,200.00)

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 Two Hundred Thirty-

Six and 06/100 (\$ 236.06) 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;

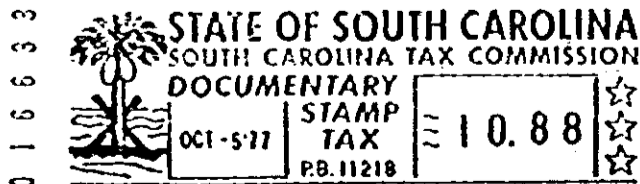
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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, in Paris Mountain Township, and being on the southerly side of McElhaney Road, containing 2.62 acres, more or less, and being shown on plat of John H. and Mary T. Keenan, prepared by Terry T. Dill, RLS, 23 June 1977, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in McElhaney Road, at joint front corner of property herein and property of Thomas and running thence S. 00-27 E. (crossing iron pin on bank at 25 feet) 240 feet to an iron pin; thence continuing with property of Thomas, S. 35-15 E. 233 feet to an iron pin; thence still with property of Thomas, S. 07-56 E. 137 feet to an iron pin; thence still with property of Thomas, S. 25-17 W. 185 feet to an iron pin in line of property of Wilt; thence with property of Wilt the following courses and distances: N. 37-40 W. 135 feet to an old iron pin; N. 19-12 W. 446 feet to an old iron pin; and N. 09-30 E. 208 feet to an iron pin in McElhaney Road; thence with McElhaney Road, S. 89-52 E. 118.2 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of John Howard Kennan, dated 14 September 1977, recorded 15 September 1977, RMC Office for Greenville County, S. C., in Deed Book 1064, at Page 847.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.



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