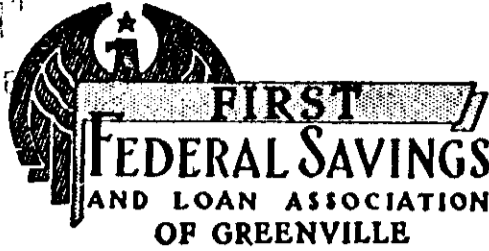


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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1412 PAGE 188



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JANIE B. ROBERSON

(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 Fifty-two

Thousand and No/100----- (\$ 52,000.00)

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 Four Hundred

Twenty-seven and 52/100----- (\$ 427.52) 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;

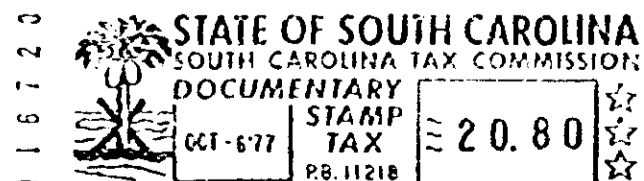
NOW, KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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 thereunto in anywise appertaining and being in the State of South Carolina

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southeastern side of Woodland Way as shown on a plat prepared by Dalton & Neves, Engineers, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book B at page 99 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Woodland Way at the corner of property heretofore conveyed to Ethel Lee W. Bruce, said pin also being 220 feet in a Northeasterly direction from the intersection of Woodland Way and a 20 foot alley, and running thence with the line of said Bruce property S. 36-41 E. 248.2 feet to an iron pin on the Northwest side of Hemlock Drive; thence with Hemlock Drive N. 59-29 E. 100 feet to an iron pin at corner of property now or formerly belonging to W. C. Cleveland; thence with the line of said Cleveland property N. 36-35 W. 254.3 feet to an iron pin on the Southeastern side of Woodland Way; thence with the Southeastern side of Woodland Way S. 56 W. 100 feet to the point of beginning.

This is the identical property conveyed to Virgil O. Roberson and Janie B. Roberson by deed of Stewart W. Maltby, et al., dated April 14, 1954, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 497 at page 505 on April 14, 1954. The said Virgil O. Roberson died testate on or about April 9, 1973, devising said property to Janie B. Roberson. (See Apartment 1278, File 17, Office of the Judge of Probate for Greenville County, South Carolina).



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