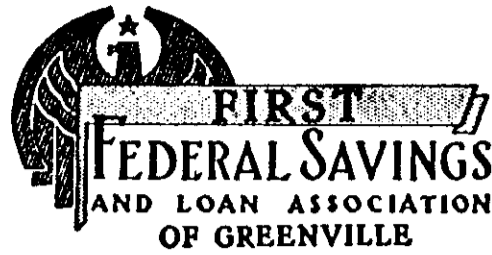


Mortgagee's mailing address: 301 College Street, Greenville, South Carolina

FILED
GREENVILLE CO. S. C.
NOV 15 10 37 AM '77
W. S. STANKERSLEY
R.M.C.

BOOK 1415 PAGE 829



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Elliott F. Brown, Jr.

(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

Nine Thousand, Five Hundred and No/100-----(\$ 9,500.00)

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

One Hundred Twenty and 35/100-----(\$ 120.35) 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 ten 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 the City of Greenville, known and designated as Lot No. 17 on plat of Carver Park Addition made by the Piedmont Engineering Service, February, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book DD, page 71, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on Quarter Court, joint front corner of Lots 17 and 18, and running thence along the line of Lot No. 18, S. 1-20 W. 122.1 feet to an iron pin; thence S. 87-12 E. 76 feet to iron pin, corner of Lot No. 16; thence along the line of Lot No. 16, N. 14-32 W. 101.6 feet to iron pin on Quarter Court; thence in a curve along Quarter Court, N. 60-02 W. 55 feet to the beginning corner.

Said property is the same owned by Elliott F. Brown at the date of his death on July, 1971. At said time he died intestate as shown in the Probate Court for Greenville County in Apt. 1191 at File 3. He died intestate and left the subject property to his wife and four children, three of the children conveyed their interest to the mortgagor by deeds recorded in the RMC Office for Greenville County in Deed Vol. 1002 at Page 517 and Deed Vol. 1002 at Page 519. Subsequently, the mother, Sadie B. Brown died in testate on February 14, 1977 as appears in the Probate Court for Greenville County in Apt. 1459 at File 15. Subsequently, Sadie B. Brown left all her interest to the mortgagor and his three brothers. His three brothers conveyed all of their interest in the subject property to the mortgagor by deeds recorded in the RMC Office for Greenville County in Deed Vol. 1062 at Page 702 and by Deed recorded in Deed Vol. 1062 at Page 701.

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