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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

RICHARD R. PARRISH AND MARTHA H. PARRISH

(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-TWO THOUSAND FIVE HUNDRED AND NO/100----- (\$ 22,500.00 )

Dollars, as evidenced by Mortgagee'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 TWENTY-EIGHT AND 21/100----- \$ 228.21 ) 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 15 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 collateral 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 Mortgagee's account for the payment of taxes, insurance premiums, repairs or for any other purpose,

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

ALL that piece, parcel or lot of land being shown as part of Lot 1, Lot 2, Lot 3 and a 7 1/2 foot strip in the County of Greenville, State of South Carolina, being shown on a plat of the property of Gordon E. Mann dated September 1, 1976, revised October 21, 1976, prepared by W. R. Williams, Jr., Engineer, recorded in Plat Book 5-Y at page 50 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of S. C. Highway No. 253 and Chicora Avenue and running thence with Chicora Avenue S. 79-45 E. 19.1 feet to an iron pin; thence still with said avenue S. 42-20 E. 218 feet to an iron pin; thence N. 79-45 W. 193 feet to an iron pin on the eastern side of S. C. Highway No. 253; thence with said highway N. 10-15 E. 132.7 feet to the point of beginning.

Derivation: Deed Book 1069, Page 674 - Gordon E. Mann 11/18/77

Notary Public Seal for Greenville, South Carolina, dated FEB 17 1977.

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