



State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Robert C. Cooper and Mary Anne Cooper

(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

One hundred thousand and 00/100-----(\$ 100,000.00.)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note does not
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 at the rate or rates therein specified in installments of seven hundred

eighty six and 71/100-----\$ 786.71) 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 30 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 collat-
erals 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 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, in the city of Greenville, being shown
and designated as Lot No. 34 of QUAIL HILL ESTATES on plat prepared by Campbell &
Clarkson Surveyors, Inc., recorded in the RMC Office for Greenville County, S. C. in
plat book III at page 201, and having according to said plat the following metes and
bounds, to-wit:

Beginning at an iron pin on the northeastern side of Quail Hill Drive, the joint
front corner of Lot 34 and property now or formerly of Sallie Huguenin, and running
thence with the northeastern side of Quail Hill Drive S. 46-13 E. 150 feet to an iron
pin at the joint front corner of Lots Nos. 34 and 33; thence with the joint line of
said lots N. 43- 47 E. 250 feet to an iron pin; thence N. 46-13 W. 150 feet to an
iron pin at the joint rear corner of Lot 34 and property now or formerly of Sallie
Huguenin; thence with the joint line of said property S. 43-47 W. 250 feet to an iron
pin on the northeastern side of Quail Hill Drive, being the point of beginning.

This is the same lot conveyed to mortgagors by W. N. Leslie, Inc. by deed dated
November 25, 1977 to be recorded.

MORTGAGEE'S ADDRESS:
First Federal Savings and Loan Association
PO Drawer 408
Greenville, S. C. 29602

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