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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Michael J. Strange and Robin C. Strange

(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 Five

Thousand and No/100----- (\$ 25,000.00)

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 Five

and 54/100----- \$ 205.54 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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for procedure, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor 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, being known and designated as Lot No. 52 on a plat of River Downs, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R, at Page 76, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road, joint front corner of Lots 51 and 52, and running thence with the common line of said lots, N. 36-55 W. 160 feet to an iron pin on the side line of Lot 53; thence running along the side line of Lot 53, S. 48-19 W. 187.99 feet to an iron pin on the northeastern side of Hammett Road, the joint corner of Lots 52 and 53; thence running along the northeastern side of Hammett Road S. 31-45 E. 115 feet to an iron pin at the northern intersection of Hammett Road and Hackney Road; thence running along such intersection S. 78-23 E. 34.33 feet to an iron pin on the northwestern side of Hackney Road; thence running along Hackney Road N. 55-00 E. 125 feet to an iron pin; thence continuing N. 53-00 E. 50 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the Mortgagors herein by deed from L. W. Brummer, Trustee in Bankruptcy for Southland Properties, Inc. of even date to be recorded herewith.

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