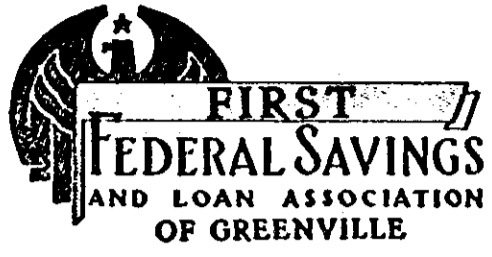


P. O. Box 408  
Greenville, S.C. 29602  
GREENVILLE CO. S.C.

1421 592



State of South Carolina  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Benny C. Ford and Vickie B. Ford

(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-Six Thousand and no/100----- (\$ 26,000.00---

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 Two Hundred Nine and 21/100----- (\$ 209.21-----) 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 thirty 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

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known as the major portion of Lot No. 12 of a subdivision known as Coleman Heights, according to a plat thereof prepared by Terry T. Dill, dated August, 1955, and recorded in the RMC Office for Greenville, S. C., in Plat Book II, at page 192, being all of Lot No. 12, less, however, a 20 foot strip fronting on West Drive and having the following metes and bounds, to wit:

GCTO -----3 JA2378 1318

BEGINNING at a point in the center of West Drive, at the joint front corner of Lots Nos. 12 and 13, and running thence N. 51-30 E. 208.7 feet to a point on the southwest side of an alley and running thence along the southwest side of said alley, S. 38-30 E. 104.35 feet to a point at the joint rear corner of Lots 11 B and 12; thence running with the joint line of said lots, S. 51-30 W., 208.7 feet to a point in the center of West Drive, running thence along the center of West Drive, N. 38-30 W., 104.35 feet to the point of beginning; less, however, all that portion of a county road known as West Drive as is more fully shown in the RMC Office for Greenville, S. C., in Plat Book KK, at page 29, being a strip 20 feet in width off the front of Lot No. 12 as described above.

This is the identical property conveyed to the Mortgagors herein by deed of Buford Wayne Vicars, of even date, to be recorded herewith.

3-00CI

Handwritten signatures and stamps at the bottom of the page.

Vertical stamp on the right edge: 1421 592

Vertical stamp on the right edge: 4328 RV-21