



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

VAUGHN REALTY, INC. AND W. G. HAWKINS

(Hereinafter referred to as Mortgagee) (SEND S) GREETINGS:

WHEREAS, the Mortgagee 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 THOUSAND SEVEN HUNDRED AND NO/100THS----- (\$ 20,700.00--)

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 ONE HUNDRED

SEVENTY-THREE AND 72/100THS----- \$ 173.72----- 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 balance, 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 collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

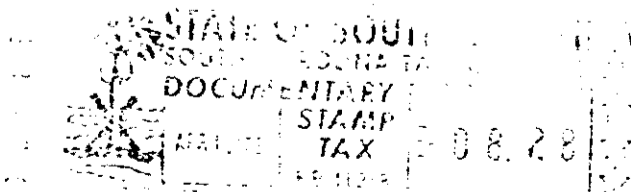
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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 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, and known and designated as Lot No. 69 of a subdivision known as Shannon Terrace, plat of which is recorded in the RMC Office for Greenville County in Plat Book L, at Page 91, and having the following metes and bounds, to-wit: -

BEGINNING at an iron pin on Brookview Circle and running thence along the line of Lot 70 S. 39-06 E. 325 feet to an iron pin; thence S. 28-24 W. 118.5 feet to a w. o.; thence N. 53-15 W. 288 feet to an r.o. at the rear of Lot 68; thence running along the line of Lot 68 N. 9 E. 173 feet to an iron pin on Brookview Circle; thence along said Brookview Circle, N. 79-0 E. 65 feet to the point of beginning; less, however, that portion conveyed to Kenneth R. Padgett, Jr. on April 25, 1975, and recorded in the RMC Office for Greenville County in Deed Book 1017 at Page 384.

THIS being a portion of the same property conveyed to the Vaughn Realty, Inc. by F. Walter Brashier on September 13, 1974, and recorded in the RMC Office for Greenville County in Deed Book 1006 at Page 707; W. G. Hawkins having acquired his interest in this property by that certain deed of J. V. Dodenhoff on December 2, 1970, in Deed Book 903 at Page 557.



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