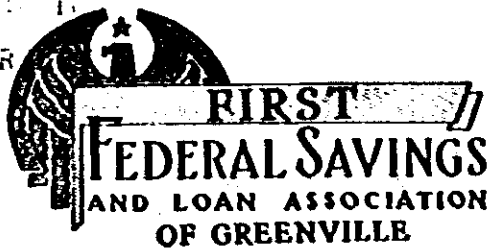


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GREENVILLE CO. S. C.

BOOK 1433 PAGE 248

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CONNIE S. TANNER  
R.H.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

CARL R. MORRIS and HELEN MORRIS

(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 Thirty two thousand eight hundred fifty & 00/100----- (\$ 32,850.00 )

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 sixty four & 33/100----- (\$ 264.33 ) 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 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;

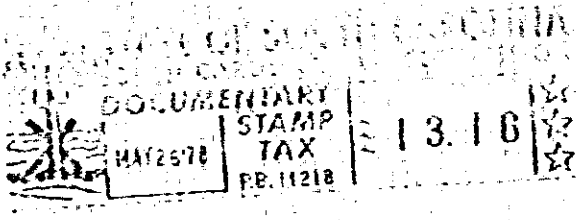
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by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

Being on the southern side of Creighton Street in the County of Greenville State of South Carolina, being shown and designated as Lot 272 of Section 6 on Sheet No. 2 on a plat of a subdivision known as Colonial Hills, prepared by Piedmont Engineers & Architects dated March 21, 1968, recorded in the RMC Office of the Greenville County Courthouse, in Plat Book WWW, at Page 13 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southern side of Creighton St., at the joint front corner of Lots 271 and 272 and running thence with the common line of said lots, S. 16-25 E., 243.7 feet to an iron pin; thence con't along said course to the center line of a creek, the center thereof being the property line; thence following the meanders of said creek in an easterly direction with the center line being the property line, the travers line of which is N. 71-53 E., 100.8 feet to a point; thence leaving said creek and running N. 16-35 W., a short distance to an iron pin in the joint line of Lots 272 and 273; thence continuing with the common line of said lots, N. 16-35 W., 241 feet to an iron pin on the southern side of Creighton St., at the joint front corner of said lots; thence with said street S. 73-25 W., 100 ft. to an iron pin, the point and place of beginning.

This being the same property conveyed to mortgagor by deed of W. Thomas Henderson, III and Janice G. Henderson, dated May 25, 1978 and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1079 at Page 854.



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