

P.O. Box 408
Greenville, SC 29602

GREENVILLE CO. S.C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern: Marcus B. Russ and
Katherine E. Russ

(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
Fifty-Two Thousand and No/100----- (\$ 52,000.00)

does not have

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note
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 Four Hundred
Eighteen and 41/100----- (\$ 418.41) 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 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, on the northern side of
Pale Moon Drive containing 4.41 acres, more or less, and being shown
and designated as lot No. 8 of a plat of Section 1, of Hiawatha made
by C. O. Riddle, R. L. S. June, 1974 and recorded in the R.M.C. Office
for Greenville County in Plat Book 5-F at Page 86 and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Pale Moon Drive at
the joint front corner of Lots Nos. 8 and 9 and running thence with the line
of Lot No. 9, N. 5-01 E., 400.1 feet to an iron pin; thence N. 57-29 W.,
155.5 feet to an iron pin; thence S. 54-34 W., 485.5 feet to an iron pin
at the joint rear corner of Lots Nos. 7 and 8; running thence with the line
of Lot No. 7, S. 33-54 E., 398 feet to a point on the right of way of
Pale Moon Drive; running thence with the right of way of Pale Moon Drive,
N. 56-06 E., 102 feet; N. 60-40 E., 74.8 feet; and N. 72-54 E., 125 feet
to the point and place of beginning.

This is the same property conveyed to the Mortgagors by deed of Land Fund, Ltd.,
dated August 2, 1978 and recorded on August 3, 1978 in the Office of the R.M.C.
Greenville County, S.C. in Deed Book 1084, page 633.

DOCUMENTARY
STAMP
TAX
20.80

9.80

4328 RV-2