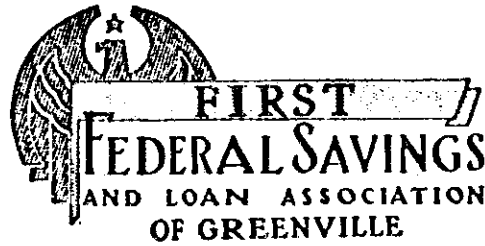


Mortgagee's address: 301 College Street, Greenville, S.C. 29601

FILED
GREENVILLE CO. S. C.
JUN 4 3 50 PM '79
DONNIE S. TANKERSLEY
R.M.C.



VI 1403 11304

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James O. Farnsworth and Richard O. Farnsworth-----

(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

Forty-Six Thousand Eight Hundred and No/100----- (\$46,800.00--)

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 Five Hundred

Forty-Six and 71/100----- (\$ 546.71-----) 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 15 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, located, lying and being in the County and City of Greenville, State of South Carolina, being shown on plat entitled "Property of Richard O. Farnsworth", dated May 3, 1979, prepared by Freeland & Associates, recorded in the Greenville County RMC Office in Plat Book 7-F at Page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Northern side of the right-of-way of East North Street, (said old iron pin being 429 feet, more or less, from Spartanburg Street) and running thence along said right-of-way S. 72-53 W., 135.02 feet to a new iron pin at the joint corner of the within tract and property now or formerly of Hampton Investors Corporation of Greenville, Inc.; thence along the joint line of said tracts N. 18-58 W., 241.56 feet to a new iron pin; thence N. 71-40 E., 143.42 feet to an old iron pin; thence S. 16-59 E., 244.48 feet to an old iron pin on the Northern side of the right-of-way of East North Street, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Hampton Investors Corporation of Greenville, recorded in the Greenville County RMC Office in Deed Book 1104 at Page 15 on the 1st day of June, 1979.

GCTO -----3 JUN. 4 79 149 3.00CI

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
10.12

0.964

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