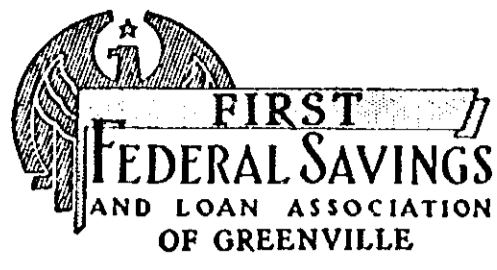


FILED
GREENVILLE CO. S. C.
JAN 8 4 15 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1302 PAGE 730



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Caroline H. Shivers

(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 thousand and 00/100----- (\$ 50,000.00-----)

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 Six hundred twenty

one and 77/100----- (\$ 621.77) 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 20 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:

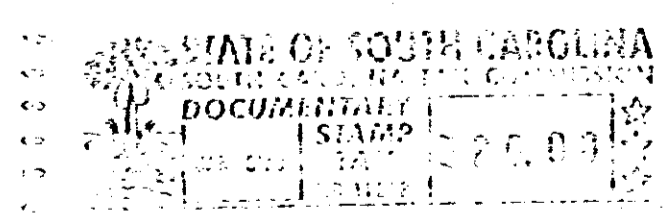
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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, in the City of Greenville, at the northern intersection of Central Avenue and North Academy Street, known and designated as the larger portion of Lot 3 as shown on plat of Faust Nicholson and John T. Douglas, dated August 12, 1967 by T. H. Walker, Jr., and recorded in the RMC Office for Greenville County in Plat Book RRR at page 137-B, and Lot 4 as shown on plat of proeprty of Faust Nicholson and John T. Douglas dated May 18, 1968 by T. H. Walker, Jr., recorded in said RMC Office in Plat Book YYY at page 17-A, being more recently shown on a survey for Caroline H. Shivers by W. R. Williams, Jr., dated January 7, 1980 and recorded in said RMC Office in Plat Book 9- at page 7- , and having according to the more recent plat the metes and bounds as shown thereon.

This is the same property conveyed to the mortgagor by deed of Faust Nicholson dated January 8, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1118 at page 569, and by deed of Bankers Trust of South Carolina, formerly known as The Peoples National Bank, as Executor and Trustee of the Estate of John T. Douglas, deceased, dated January 8, 1980 and recorded in said RMC Office in Deed Book 1118 at page 568.

The mortgagee's address is: PO Box 408, Greenville, SC 29602

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