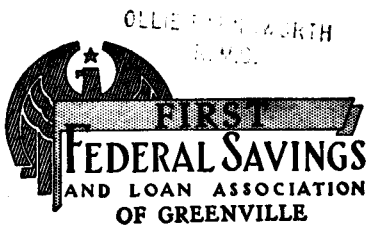


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BOOK 1106 PAGE 44



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Matthew S. Land and Bonnie L. Land, of Greenville County,

(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

Fifteen Thousand, Seven Hundred and No/100----- (\$ 15,700.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Ten and 97/100----- (\$ 110.97) 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 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 such 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, Chick Springs Township, on the southern side of Cunningham Road, being known and designated as Lot No. 15 and the eastern one-half of Lot No. 14 of a subdivision known as Rosewood Park as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book TT, at Page 30 and having, according to a revised plat of Lots Nos. 13, 14 and 15 of said subdivision prepared by C. C. Jones, Engineer, September 14, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cunningham Road, joint front corner of Lots Nos. 15 and 16 and running thence along joint line of said lots, S. 61-12 W. 180 feet to an iron pin on the line of Lot No. 18; thence along the line of Lot No. 18, N. 23-45 W. 50 feet to an iron pin, the joint rear corner of Lots Nos. 14 and 15; thence along the joint line of Lots Nos. 14 and 18, N. 54-30 W. 23 feet to an iron pin; thence along a new line through the center of Lot No. 14, N. 34-25 E. 185.0 feet to an iron pin on the southern side of Cunningham Road; thence along the southern side of Cunningham Road, S. 44-20 E. 53 feet to an iron pin, joint front corner of Lots Nos. 14 and 15; thence continuing along the southern side of Cunningham Road, S. 33-33 E. 100 feet to an iron pin, the beginning point; being the same conveyed to us by Richard M. Fegan and Gwenn W. Fegan by deed of even date, to be recorded herewith.

21st DA June 76
4:04 P 3-302