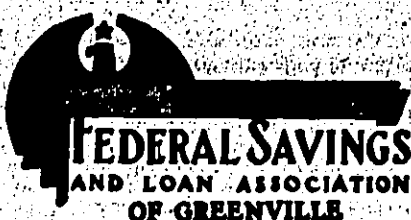


FILED
GREENVILLE, CO. S. C.

BOOK 1183 PAGE 328

MAR 11 3 21 PM '71

OLLIE FARNSWORTH
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

WILLIAM L. WOOD

(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

Seventy Five Hundred and No/100 (\$ 7,500.00)

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 Seventy One and 68/100 (\$ 71.68) 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 Greenville, Greenville Township, on the northwest side of Berkley Avenue, and being known and designated as Lot 420 of the property of Colonial Company as shown by plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book J, page 4 and 5, and being more fully described as follows, to-wit:

"BEGINNING at an iron pin on the northwest side of Berkley Avenue at the northwest corner of the intersection of a 10 foot alley with said Berkley Avenue, which point is approximately 210 feet from the northwest corner of the intersection of Berkley Avenue and Buncombe Road, and running thence along line of said 10 foot alley N57-32W 175 feet to an iron pin; thence N32-58E 65 feet to an iron pin, rear joint corner of Lot # 420 and 421; thence along the joint line of said lot S57-32E 175 feet to an iron pin on Berkley Avenue; thence along the line of said Berkley Avenue S32-58W 65 feet to the BEGINNING corner."

"ALSO, All that piece, parcel or lot of land land in Greenville Township, Greenville County, State of South Carolina, designated and better known as Lot 17 of the Franklin Park property as per plat recorded in the R.M.C. Office for Greenville County in Plat Book M at page 89, to which reference is hereby made. Said lot has a frontage of 25 feet on an alley and runs back along the rear line of the above-described lot for a distance of 65 feet. This is the same lot conveyed to me by D. Frank Williams by his deed dated September 3, 1945 and recorded in Deed Vol. 372 at Page 97."

The above-described property is the identical property conveyed to me, William L. Wood, by Ruth Batson Elrod, by deed dated March 11, 1971.