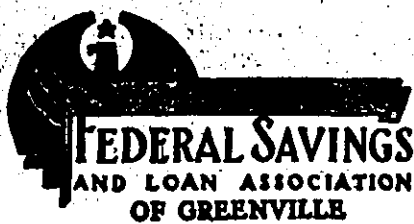


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OLLIE FARNSWORTH
R. M. C.

BOOK 1228 PAGE 61



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Charles D. Waters and Linda M. Waters, 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, Five Hundred and No/100-----(\$ 15,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain 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 One Hundred

Fourteen and 55/100-----(\$ 114.55) 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 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, Oneal Township, in the Double Springs Community, lying north from the Darby Bridge Road, and being designated as Lot No. 4-B on a plat showing the subdivision of Tract No. 4 as shown on Plat of Property of Thomas R. Fowler Estate, made by T. T. Dill, Surveyor, September 3, 1963, and having the following metes and bounds, to-wit:

"BEGINNING on a stake on the north side of a 30-foot private drive(unopened) at a distance of 636.5 feet west of the center of the said Darby Bridge Road, being the joint corner of lots Nos. 4-A and 4-B, and runs thence with the northern margin of the said 30-foot drive, N. 68-40 W.. 353 feet to a stake, joint corner of lots Nos. 4-B and 4-C; thence with the common line of Lots Nos. 4-B and 4-C, N. 28-50 E. 568.5 feet to a stake on the common line of Tracts Nos. 1 and 4 as shown on the Fowler Estate Plat; thence with this common line, N. 80-20 E. 447.3 feet to a stake and iron pin, joint corner of Tracts Nos. 1, 2, and 4 as shown on Fowler plat; thence with the common line of Lots Nos. 4-A and 4-B as shown on the plat of Mrs. Ethel F. Waters subdivision of Tract No. 4, S. 28-50 W. 800.2 feet to the beginning corner, containing 5.5 acres, more or less; being the same property conveyed to us by Ethel F. Waters by deed dated October 13, 1971, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 937 at Page 262.

Together with an easement of right-of-way over a private road which runs between this property and the Darby Brdige Road, said right-of-way being more particularly described in an instrument dated March 31, 1972 and executed by Ethel F. Waters in favor of the mortgagors herein and recorded simultaneously with this mortgage.