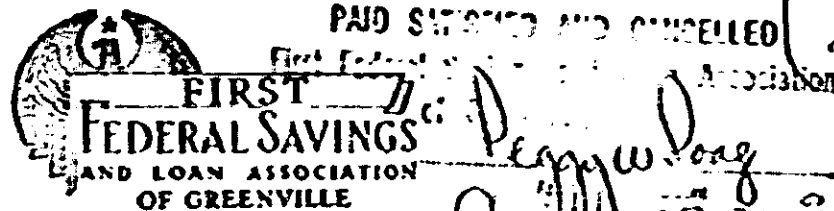


FILED
GREENVILLE, CO. S. C.
162 15 8 43 AM '76
DONNIE S. TANKERSLEY
R.M.C.

BOOK 70 PAGE 930



PAID SIGNED AND CANCELLED

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

31825

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Charles E. Alexander, Jr., and June E. Alexander

(hereinafter referred to as Mortgage) (SEND(S) CEMENTS)

WHEREAS, the Mortgage is well and truly indented unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgage) in the full and just sum of

Thousand Five Hundred and 20/100---

(\$ 36,500.00)

Dollars as evidenced by Mortgage'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 at the rate or rates therein specified in installments of

Ninety-Three and 70/100---

(\$ 293.70)

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 30 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 Mortgage, 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgage may hereafter become indebted to the Mortgage for such further sums as may be advanced to the Mortgage's account for the payment of taxes, insurance premiums, repairs, or for any other purpose,

NOW KNOW ALL MEN That the Mortgage, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced to the Mortgage to the Mortgage's account, and also in consideration of the sum of Five Dollars (\$5.00) to the Mortgage in hand well and truly paid by the Mortgage, 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 Mortgage, its successors and assigns, the following described real estate:

All that certain piece, parcel or lot of land with all improvements thereon, as hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the North side of Memorial Drive Extension, about 3 miles northwest of Greer, S.C., in O'Neal Township, and being known and designated as LOTS TWO, three (3), Four (4) and Five (5) of Valley Haven Acres, Section 2, as shown on plat prepared by John A. Simmons, Reg. Surveyor, dated May 24, 1959, and which plat has been recorded in the R.M.C. Office for Greenville County in Plat Book 00 at page 511. Reference hereby made to said plat for a more complete and accurate description.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgageors by deed of Carole Durham J. Stevens, Lottie P. Hasey and Jane C. Brown to be recorded herewith.

CGTO

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4328 (W.2)