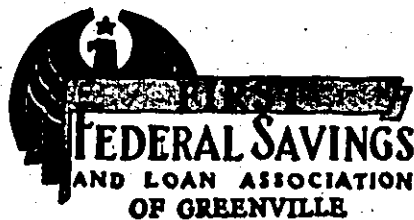


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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R.M.C.

BOOK 1222 PAGE 404



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

MARY B. FARMER

(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 THIRTEEN THOUSAND, TWO HUNDRED and No/100 (\$ 13,200.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note (DOES NOT APPLY) 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, EIGHT and 38/100 (\$ 108.38) 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, more particularly described as follows:

All that lot of land situate on the Southwest side of a county road leading to Greenville, about 7 miles southeast of the Greenville County Courthouse, in Greenville County, South Carolina; being shown as a portion of Tract 3 on plat of property of G. S. Hamby Estate, made by W. A. Adams, Surveyor, December 30, 1915, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of a county road leading to Greenville, said pin being 560 feet northwest of a point in the center of a county road lying between the property owned or formerly owned by Mary H. Butler and Wealthy H. Green, and running thence along the road to Greenville, N. 65-1/2 W. 210 feet to an iron pin; thence turning at a right angle and running in a southwest direction 210 feet to an iron pin; thence S. 65-1/2 E. 210 feet to an iron pin; thence again turning at a right angle and running in a northeast direction 210 feet to an iron pin on the southwest side of the road leading to Greenville, the beginning corner, and contains one acre, more or less.

This is a portion of the property conveyed to Mary H. Butler by deed of E. Inman Master, dated March 4, 1916 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 40, at Page 7, and the same property conveyed to the mortgagor herein by deed dated March 21, 1953, recorded in Deed Book 475, at Page 20.