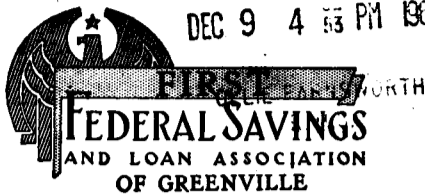


DEC 9 4 53 PM 1964

BOOK 980 PAGE 465



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Charles Lewis Stephens and Nina K. Stephens, 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

Seven Thousand, Five Hundred and No/100-----(\$7,500.00) 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 Sixty-Three and 29/100----- (\$ 63.29) 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 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, about one mile east of Brushy Creek Baptist Church, lying on the southwest side of the Hammett Road, and southeast from the Brushy Creek Road, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said road, joint corner of the Jones Lot, and runs thence with the line of the said Jones lot, S. 28-50 W. 28 feet to an old iron pin on the bank of the said Hammett Road; thence continuing with the same course for a total distance of 205 feet to an iron pin on the Jones line; thence a new line, N. 47-00 W. 157 feet to an iron pin; thence N. 43-10 E. 225 feet to a nail and cap in the center of the said road (iron pin back on line at 25 feet); thence with the center of the said road, S. 33-18 E. 109.8 feet to the beginning corner, containing Sixty-Three One-hundredths (0.63) of one acre, more or less; being the same property conveyed to Charles Lewis Stephens by R. L. Wade by his deed dated March 11, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 672, at Page 511.

ALSO. All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, about one mile east of Brushy Creek Baptist Church, lying on the southwest side of the Hammett Road, and being a part of the same land conveyed to Ross L. Wade by Claude B. Cannon, November 13, 1940 by deed recorded in the R. M. C. Office for Greenville County in Deed Book 227, at page 245, and having the following courses and distances, to-wit:

"BEGINNING on a nail and cap in the center of the said road, joint corner of the present lot of the mortgagors herein and runs thence with the western line of the said lot, S. 43-27 W. 25 feet to an old iron pin by light post, thence continuing with the same course for a total distance of 225 feet to an old iron pin; thence with the rear line of the said lot, S. 46-44 E. 157.5 feet to an old iron pin on the line of property of Marion M. and Lucile D. Bishop; thence with the said line, S. 28-30 W. 325 feet to an old iron pin; thence with the rear line of the Bishop lot, S. 50-20 E. 240 feet to an old iron pin, joint corner of the Bell and Bishop property; thence with the Bell line, S. 59-25 W. 150.5 feet to a Sourwood tree, 3xom; thence with the Hudson line, N. 56-00 W. 421.5 feet to an iron pin on the said line; thence a new line, N. 32-10 E. 523.8 feet to an iron pin, new corner; thence N. 44-10 E. 247 feet to a nail and cap in the center of the said Hammett Road (iron pin back on line at 26 feet); thence with the said road, S. 30-35 E. 75 feet to the beginning corner, containing three and ninety-two one-hundredths (3.92) acres, more or less.

(continued on next page)

15th Oct 79
A
12583

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 68 PAGE 1309