Aug 11 -11 00 AH '70

800K 1163 PAGE 116



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Ernest W. Greene and Gertrude P. Greene, 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

Thirteen Thousand, One Hundred Fifty and No/100-Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate therein specified Management with a principal parable on a 1 (2) years from date and interest

therein specified, имисимимики the principal payable on or before two. (\$) они жизимих из между и контрольной общественной от от реготе туро (\$) они жизими контрольной общественной общ in the process of the first of the most supplied 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 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, being a portion of Lot 15 of a subdivison known as Rodgers Valley Heights as is more fully shown on a plat prepared July 11, 1970, by Campbell and Clarkson and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Howell Road at corner of property of Ramsey and running thence with the line of said property, N. 21-28 E. 188 feet to an iron pin in the center of right-of-way for a telephone cable and running thence S. 85-49 W. 157.1 feet to an iron pin; running thence S. 67-36 W. 142.25 feet passing an iron pin set back 9 feet from Howell Circle; running thence with the curvature of Howell Circle, S. 50-22 E. 65.1 feet to a concrete monument on Howell Circle; running thence with Howell Circle, S. 68-32 E. 182 feet to the point of beginning; being the same property conveyed to us by Howard Rodgers by deed of even date to be recorded herewith. "

The mortgagors' promissory note, referred to above, contains, among other things, a provision for an increase in the interest rate.