



State of South Carolina)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

C. Niles Ray and Beverly B. Ray

(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 **Sixty Thousand** and No/100----- (\$ 60,000.00)

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 **Four Hundred Sixty-One and 35/100----- (\$ 461.35--)** 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 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 Mortgagor 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 those pieces, parcels or lots of land ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeasterly side of Woodland Way, being known and designated as Lots Nos. 216, 217 and the Northeasterly and adjoining one-half of Lot No. 218, as shown on a plat of Cleveland Forest, prepared by Dalton and Neves, dated May, 1940, revised October, 1950, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at Pages 56 and 57, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeasterly side of Woodland Way at the joint front corner of Lots Nos. 215 and 216, said pin being 300 feet Southwest of iron pin in the Southwest corner of the intersection of Woodland Way and Happy Hollow, and running thence along the joint line of those lots S. 26-47 E. 235.6 feet to an iron pin at the joint rear corner of Lots Nos. 215 and 216 on the Northwest side of Dogwood Lane; thence on an angle, the chord of which is S. 61-47 W., 56.4 feet to an iron pin at the joint rear corner of Lots Nos. 216 and 217; thence continuing on an angle, the chord of which is S. 54-0 W. 50 feet to an iron pin at the joint rear corner of Lots Nos. 217 and 218; thence continuing on an angle, the chord of which is S. 43-40 W., 30 feet to an iron pin at the center point on the rear line of Lot No. 218; thence on a straight line through said lot N. 52-22 W. 239.6 feet to an iron pin at the center point on the front line of Lot No. 218 on the Southeasterly side of Woodland Way; thence along Woodland Way, on an angle, the chord of which is N. 25-29 E., 50 feet to an iron pin at the joint front corner of Lots Nos. 217 and 218; thence continuing on an angle, the chord of which is N. 48-21 E., 50 feet to an iron pin; thence further on an angle, the chord of which is N. 59-03 E. 50 feet to an iron pin at the joint front corner of Lots Nos. 216 and 217; thence continuing further on an angle, the chord of which is N. 64-09 E., 50 feet to an iron pin; thence continuing further on an angle, the chord of which is N. 73-55 E. 50 feet to an iron pin at the joint front corner of Lots Nos. 215 and 217, the point of beginning.

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