



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

M. William Bashor, Jr. and Robert O. Vickery

(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 Mortgagoe) in the full and just sum of

Forty-Nine Thousand Five Hundred and No/100------(\$ 49,500,00---)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not include a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

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 bereafter become indebted to the Mortgagoe 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 (53.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the scaling of these presents, the receipt whereof is bereby 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, and shown as the property of C. S. Willingham on a plat prepared by Carolina Engineering & Surveying Co., May, 1973, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an ironpin on the northern side of Hudson Road at the joint corner of this tract and Lot No. 25 of a subdivision known as Pilgrim's Point and running thence with the Pilgrim's Point subdivision N. 17-50 W., 1,051.2 feet to an iron pin in the center line of Mitchell Road; running thence with the center line of said road the following courses and distances, to-wit: S. 49-04 E., 164.5 feet; S. 61-54 E., 164.9 feet; S. 63-16 E., 208.8 feet; S. 47-59 E., 143.7 feet; S. 27-37 E., 94.1 feet to a point along line of property now or formerly of McCrary; running thence with that tract, S. 50-18 W., 256 feet to an iron pin; running thence S. 12-50 E., 253 feet to an iron pin on the norther side of Hudson Road; running thence with the northern side of said road, S. 50-18 W., 215 feet to an iron pin, point of beginning.

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