

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Freddie E. Wilson and Barbara P. Wilson

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAYINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Sixty-Six Thousand and No/100ths----- (\$ 66,000.00_)

Doilars, 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 Five Hundred

Forty-Two and 63/100ths---- (\$ 542.63) 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 impaid principal balances, and then to the payment of principal with the last payment, if not sooner 25 paid, to be due and payable. years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereumber shall be past due and impaid for a period of thirty days, or if there shall be any fadure 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 Mortgagoe'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 Mortgagor 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 Mortgagor at and before the scaling of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and rebused, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns, the following described real estate.

All that piece, parcel or lot of land situate, lying and being in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina being known as Lot 42 of a subdivision known as Stratford Forest and having, according to plat recorded in the R.M.C. Office for Greenville in Plat Book KK at Page 89, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of South Warwick Road at joint front corner of Lots 41 and 42 and running thence with joint line of said lots, S. 1-16 W. 224.6 feet to an iron pin; thence N. 88-44 W. 235.0 feet to an iron pin on the east side of Kensington Road; thence with the east side of Kensington Road, N. 10-30 E. 197.4 feet to an iron pin; thence with the curve of the intersection of Kensington Road and South Warwick Road, (the chord of which is N. 50-53 E. 43.9 feet) to an iron pin on the south side of South Warwick Road; thence with the south side of South Warwick Road, S. 88-44 E. 170.8 feet to the point of beginning.

