

FILED
GREENVILLE CO. S. C.

JUN 28 2 57 PM '78

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1371 PAGE 358



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Steve M. Richard and Hilda C. Richard

(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 Twenty-Four

Thousand Six Hundred Thirty-One and 24/100 (\$24,631.24)

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

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two Hundred Fourteen

and 07/100 (\$ 214.07) 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 21 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 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 shown and designated as Lot 180 in Pineforest Subdivision, the plat of Pineforest Subdivision being recorded in the Office of the Register of Mesne Conveyance of Greenville County, South Carolina, in Plat Book QQ at Pages 106 and 107, and having the metes, bounds, courses and distances as follows: BEGINNING at an iron pin on the Southwestern side of Lanewood Drive at joint corner of Lots 178 and 180; thence running along joint lines of said lots S 27-47 W 84.5'; thence along the joint lines of Lots 179 and 180, S 4-38 E 100' to an iron pin; thence with joint line of Lots 180 and 182 N 86-32 E 160' to an iron pin on the Western side of an old trail road; thence with old trail road N 4-38 W 74' to an iron pin at the intersection of an old trail road and Lanewood Drive, with curve of said road, chord N 33-50 W 52.3' to an iron pin along the Southwestern side of Lanewood Drive running with Lanewood Drive N 63-01 W 105' to an iron pin to the point of beginning.

This is the identical property conveyed unto James A. Powell by deed of C. Thomas Cofield, III and Mary Anne L. Cofield dated December 11, 1972, and recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Deed Book 962, at Page 493.



This is also the identical property conveyed unto Steve M. Richard and Hilda C. Richard by deed of James A. Powell of even date, to be recorded simultaneously herewith.



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