

FILED
GREENVILLE CO. S. C.
JUL 26 11 10 AM '77
DONNIE S. TANKERSLEY
R.M.C.

1405 128



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

CAROLYN R. MOODY

(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 Five Thousand and No/100 ----- (\$ 25,000.00)

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

One Hundred Ninety-six and 68/100 ----- (\$ 196.68) 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 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:

20
25
30
35
40
45
50
55
60
65
70
75
80
85
90
95
100
105
110
115
120
125
130
135
140
145
150
155
160
165
170
175
180
185
190
195
200
205
210
215
220
225
230
235
240
245
250
255
260
265
270
275
280
285
290
295
300
305
310
315
320
325
330
335
340
345
350
355
360
365
370
375
380
385
390
395
400
405
410
415
420
425
430
435
440
445
450
455
460
465
470
475
480
485
490
495
500
505
510
515
520
525
530
535
540
545
550
555
560
565
570
575
580
585
590
595
600
605
610
615
620
625
630
635
640
645
650
655
660
665
670
675
680
685
690
695
700
705
710
715
720
725
730
735
740
745
750
755
760
765
770
775
780
785
790
795
800
805
810
815
820
825
830
835
840
845
850
855
860
865
870
875
880
885
890
895
900
905
910
915
920
925
930
935
940
945
950
955
960
965
970
975
980
985
990
995
1000

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 on the northerly side of Tanyard Road, near the City of Greenville, and containing 2.16 acres, more or less, according to a plat entitled "Property of H. O. Moody, Jr." made by C. O. Riddle, dated January, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Tanyard Road, which nail and cap is located 557 feet in the southeasterly direction from the center of State Park Road at its intersection with Tanyard Road and also being joint corner of the property now or formerly of William T. Rainey and running thence N. 25-14 E. 192 feet to an iron pin; thence N. 52-57 E. 353.3 feet to an iron pin, corner of property now or formerly of Ray Grant; thence S. 45-32 E. 122.7 feet to an old iron pin, corner of property now or formerly of J. T. Rainey; thence along said Rainey's line S. 23-11 W. 160.1 feet to an iron pin, corner of property now or formerly of Mae Jones Rainey; thence along said Mae Jones Rainey line S. 45-25 W. 269 feet to a nail and cap in Tanyard Road; thence along Tanyard Road N. 79-49 W. 200.2 feet to a nail and cap, the point of beginning.

This is the same property conveyed to Carolyn R. Moody by deed of William T. Rainey recorded on January 28, 1977, in Deed Book 1050, page 266.

ALSO

All that certain strip of land ranging in width from ten feet to fifteen feet being irregular in shape and being designated as containing 0.20 acres on a plat entitled "Property of H. O. Moody, Jr." made by C. O. Riddle dated May 5, 1977, and recorded as Exhibit A in Deed Book 1056, page 902, reference to which is hereby craved for the metes and bounds description thereof.

This is the same property conveyed to Carolyn R. Moody by deed of William T. Rainey recorded on May 19, 1977, in Deed Book 1056, page 902.

RECORD

4328 RV-2