

FILED
GREENVILLE, CO. S. C.

HAR 22 3 56 PM '78

DONNIE S. TANKERSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Phillip S. Webb

(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

Ten Thousand One Hundred Twenty-five and No/100----- (\$ 10,125.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not 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

Sixty-eight and 75/100----- (\$ 168.75) 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 five 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, and being shown and designated as Lot 58 on a plat entitled "Tar Acres," recorded in the RMC Office for Greenville County in Plat Book PPP, at page 13, and according to said plat having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Tar Boulevard at the joint front corner of Lots 58 and 57 and running thence with the line of Lot 57, N. 67-03 W., 244.6 feet to an iron pin at the joint rear corner of Lots 58 and 57; thence, N. 36-16 E., 55 feet to an iron pin; thence, N. 21-39 W., 20 feet to an iron pin at the joint rear corner of Lots 58 and 59; thence with the line of Lot 59, N. 65-47 E. 119.3 feet to an iron pin; thence, N. 44-53 E., 108 feet to an iron pin on the western side of Tar Boulevard at the joint front corner of Lots 58 and 59; thence with the western side of the curvature of Tar Boulevard, the chord of which is S. 5-37 W., 25 feet; thence, continuing with the curvature of the western side of Tar Boulevard, S. 21-41 E., 30 feet; thence, continuing with the curvature of the western side of Tar Boulevard, S. 29-27 E., 40 feet; thence, continuing with the western side of Tar Boulevard, S. 8-32 E., 35 feet; thence, continuing with the western side of Tar Boulevard, S. 1-41 W., 100 feet; thence, continuing with the western side of Tar Boulevard, S. 10-46 W., 50 feet to the point of beginning.

ALSO, 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 being shown and designated as Lot 59 on a plat entitled "Tar Acres," recorded in the RMC Office for Greenville County in Plat Book PPP, at page 13, and according to said plat having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Tar Boulevard at the joint front corner of Lots 59 and 58, and running thence with the line of Lot 58, S. 44-53 W., 108 feet to an iron pin; thence, continuing with the line of Lot 58, S. 65-47 W, 119.3 feet to an iron pin at the joint rear corner of Lots 59 and 58; thence, N. 21-39 W., 540.7 feet to the center line of a branch; thence, with the branch as the line the following courses and distances: N. 85-45 E., 165 feet; S. 49-00 E., 87.78 feet; S. 77-00 E., 46.2 feet; S. 51-30 E., 303 feet, more or less, to a point at the joint rear corner of Lots 59 and 60; thence with the line of Lot 60, S. 31-21 W., 120 feet to an iron pin on the northern side of Tar Boulevard at the joint front corner of Lots 59 and 60; thence with the curvature of the northern side of Tar Boulevard, the chord of which is S. 79-29 W., 35 feet to a point; thence with the curvature of the northwestern side of Tar Boulevard, the chord of which is S. 38-19 W., 35 feet to the point of of beginning.

For deed into mortgagor see deed from Robert A. Darr, Jean E. Dority, as Trustee, and Melvin P. Bell and deed from Julian W. Dority, recorded herewith.
Mortgagee's mailing address: P. O. Box 408, Greenville, SC 29602.

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