

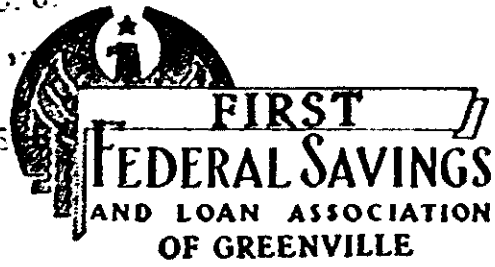
Mortgagee's mailing address: 301 College Street, Greenville, S. C.

1428-1357

FILED
GREENVILLE CO. S. C.

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JOHN S. TANNERS
L.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Wilson L. Kee and Betty Boutotte Kee

(hereinafter referred to as Mortgagor) (SEND NO 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

Thirty-one Thousand Three Hundred Fifty and 00/100----- (\$ 31,350.00)

Dollars, as evidenced by Mortgagee'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

Two Hundred Fifty-two and 27/100----- \$ 252.27) 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:

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, within the corporate limits of the City of Greenville, being known and designated as the major portion of Lot 51 of property of Central Development Corporation, according to a plat thereof recorded in the RMC Office for Greenville in Plat Book BB at pages 22 and 23 and also being shown on a plat entitled "Revision of Lots 50 and 51" prepared by Webb Surveying and Mapping Co., dated February, 1966 and recorded in Plat Book MMM at page 71 and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Alpine Way located S. 36-16 W. 7 feet from the joint front corner of Lots 51 and 52 and running thence along a line through Lot 51 S. 52-56 E. 207.4 feet to an iron pin in the line of Lot No. 50; running thence along a line through Lot 51 S. 57-24 W. 142 feet to an iron pin located N. 37-11 W. 7.7 feet from the joint front corner of Lots 50 and 51 on the northeastern side of Wren Street and running thence with the northwestern side of Wren Street N. 37-11 W. 64.3 feet to a point; thence continuing with the northeastern side of Wren Street N. 40-34 W. 64 feet to a point at the intersection of Wren Street and Alpine Way; thence with the curvature of said intersection, the chord of which is N. 02-09 W. 53.2 feet to a point; thence with the southeastern side of Alpine Way N. 36-16 E. 58.0 feet to the point of beginning. Being the same property conveyed to Patricia Shaw Turnbull and Jerie Ann Shaw Smith by Florence E. Shaw by deed recorded February 12, 1970 recorded in the RMC Office for Greenville County in Deed Volume 993 at page 698, purported to convey all of Lot 51; however, Florence E. Shaw had previously conveyed two separate triangular strips from Lot 51 by the following deeds: Deed to H. Jack McCall and Ruth E. McCall recorded April 25, 1966 in Deed Volume 797 at page 123 and by deed to Jack G. Graham dated August 22, 1972 and recorded January 23, 1976 in Deed Volume 1030 at page 583. Patricia Shaw Turnbull died testate October 25, 1972 as is more fully shown in the office of the Probate Court for Greenville County in Apartment 1438, file 12. Under her Will, she devised her interest in the above property to her husband, Leonard H. Turnbull.

This being the same property conveyed to the mortgagors by deed of Jerie Ann Shaw Smith and Leonard H. Turnbull, of even date, to be recorded herewith.

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