



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Charles W. Spence, of Greenville County

(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

Thirty-Three Thousand and No/100-----(\$ 33,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Two Hundred Seventy-Eight and 48/100---(\$ 278.48)

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 15 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 such 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, at the northwestern intersection of Broadus Avenue and Pettigru Street, in the City of Greenville, having the following metes and bounds according to survey made by Piedmont Engineering Service, Greenville, S. C., April 10, 1960, recorded in the R. M. C. Office for Greenville County in Plat Book TT, at Page 194, to-wit:

BEGINNING at an "X" in the sidewalk at said northwestern intersection of said Broadus Avenue and Pettigru Street and running thence along Pettigru Street south 65 degrees, 31 minutes west 88.4 feet to the face of the eastern wall of the Life of Georgia building; thence along the face of said wall north 19 degrees 02 minutes west 87.0 feet to an iron pin; thence north 77 degrees 47 minutes east 93.7 feet to Broadus Avenue; thence along the western side of Broadus Avenue south 14 degrees 45 minutes east 67.7 feet to the "X" mark on the sidewalk, the point of beginning; being the same property conveyed to me by United Merchants and Manufacturers, Inc. by deed dated November 9, 1965 to be recorded herewith."

REGISTERED AND CANCELLED BY RECORDS
4th DAY OF Oct 19 79
Dennis L. Kersey
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:16 O'CLOCK P. M. NO. 11481

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 68 PAGE 1079