



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Jack H. Patterson and Glenda K. Patterson

(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 **Eight**

Thousand and No/100-----(\$ 8,000.00)

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 **Eighty-one**

and 15/100-----(\$ 81.15) 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 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 Mortgagee in hand well and truly paid by the Mortgagor 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 designated as part of Tract No. 22 of property formerly owned by the Union Central Life Insurance Company, being known and designated as "Mountain View Acres" according to that certain plat of property prepared by Dalton and Naves surveyors dated April, 1937, and recorded in Plat Book I at Pages 69 and 70 in the R.M.C. Office for Greenville County, South Carolina and having the following metes and bounds:

BEGINNING at an iron pin on the western side of the right-of-way for Razor Drive at the joint front corner of the within-conveyed portion of Tract 22 and a lot now or formerly owned by Grady Bridwell and running thence with the right-of-way for Pasor Drive, N. 18-43 E. 75 feet to the joint front corner of the within-conveyed portion of Tract 22 and Tract 21; thence with the joint side line of Tracts 22 and 21, N. 71-17 W. 170 feet to a pin; thence with the rear line of the within-conveyed portion of Tract 22, S. 18-43 W. 75 feet to the joint rear corner of the within-conveyed Tract and that certain Tract now or formerly owned by Grady Bridwell; thence with the joint side line of the within conveyed Tract and that certain Tract now or formerly belonging to Grady Bridwell, S. 71-17 E. 170 feet to the point of beginning.



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