



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Joel D. Rodgers and Brenda R. Rodgers

thereinafter 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 Mortgagoes in the full and just sum of

Ten Thousand Five Hundred Seventy-One and 29/100ths---- (\$10,571.29)

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-Nine

WHEREAS sold note further provides that if at any time any porton of the principal or interest due thereunder shall be past due and impaid for a period of thirty days, or if there shall be any failine to comply with and abide by any By-Laws or the Charter of the Mortzagee, or any stipulations set out in this mortgage, the whole and int due thereinder shall at the option of the holder thereof, become immediately due and payable, and sold holder shall have the right to institute any proceedings upon said note and any collaterals given to secure saide, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortzagor may hereafter become in bilted to the Mortzagee for such further sums as may be advanced to the Mortzagor'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 delit and to secure the payment thereof and any further soms which may be advanced by the Mortgagor to the Mortgagor's in consideration of the sum of Three Dellars (SSOC) to the Mortgagor in hand well and tridy paid by the Mortgagor at and before the scaling of these presents, the receipt whereof is briefly acknowledged, has granted, burganest, sold and released, and by these presents does grant burgain sell and release unto the Mortgagor ats who esserts 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, shown and designated as Lot No. 5 of Coleman Court, Paris Mountain Gardens Subdivision as shown on plat recorded in Plat Book EE at Page 7; said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern corner of Coleman Court, joint front corner of Lot No. 5 and Lot No. 6, and running thence, N. 37-07 W. 155 feet to an iron pin; thence S. 52-53 W. 70 feet to an iron pin; thence S. 37-07 E. 155 feet to an iron pin on Coleman Court, joint front corner of Lot No. 4 and Lot No. 5; thence along Coleman Court N. 52-53 E. 70 feet to an iron pin to the point of beginning.



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