FILED GREENVILLE CO.S.C

SEP 4 3 02 FT TA DONNE STANKERSLEY R.H.C.



## State of South Carolina

COUNTY OF.

GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

LINDSEY REAL ESTATE CO., INC.

(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

TWENTY THOUSAND FOUR HUNDRED AND NO/100 -----

(\$ 20,400.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and inpaid 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

WHEBEAS, 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 Mortgagor 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 Mortgagoe at and before the scaling 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 Mortgagoe, 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, on the northern side of Hicks Court, being shown and designated as Lot No. 5, on a plat of Ecole Acres, Section II, made by Campbell and Clarkson, Surveyors, Inc., dated July 12, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-R, page 90, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Hicks Court at the joint front corners of Lots Nos. 4 and 5, and running thence with the line of said lots, N. 28-35 W., 246.8 feet to an iron pin; thence S. 64-39 W., 120 feet to an iron pin; thence along the line of Ecole Acres, Section No. I, S. 23-41 E., 105.8 feet to an iron pin; thence continuing with the line of Ecole Acres, Section I, S. 36-33 E., 142.9 feet to an iron pin on the northern side of Hicks Court; thence with the northern side of Hicks Court, N. 64-39 E., 110 feet to an iron pin, the point of beginning.











