



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Peter J. McCord and Ann L. McCord, 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

Seventy Thousand and No/100-----(\$ 70,000.00)

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

Five Hundred Sixty-Seven and 12/100----- (\$ 567.12) 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 29 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 collateral deeds given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagee'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, on the northeastern side of Huntington Road and the western side of Raven Road, near the City of Greenville, S. C., being known and designated as Lot 54, Sheet 3 Huntington Subdivision on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book WWW at Page 25 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Raven Road, joint corner of Lots 53 and 54 and running thence with the line of Lot 53, N. 48-49 W. 231.8 feet to an iron pin; thence with the line of Lot 55, S. 64-00 W. 300 feet to an iron pin on the northeastern side of Huntington Road; thence with Huntington Road, S. 23-26 E. 53.7 feet to an iron pin; thence S. 30-17 E. 56.5 feet to an iron pin; thence S. 44-12 E. 50 feet to an iron pin; thence S. 56-54 E. 50 feet to an iron pin; thence S. 69-14 E. 50 feet to an iron pin; thence S. 77-10 W. 50 feet to an iron pin; thence continuing along Huntington Road, S. 79-20 E. 140 feet to an iron pin at the intersection of Huntington Road and Raven Road; thence with the intersection of said roads, N. 52-28 E. 33.35 feet to an iron pin on the western side of Raven Road; thence with Raven Road, N. 4-15 E. 34.05 feet to an iron pin; thence N. 13-43 E. 50 feet to an iron pin; thence N. 20-29 E. 50 feet to an iron pin; thence N. 30-06 E. 50 feet to the beginning corner;



4328 RV-2