



State of South Carolina )

COUNTY OF GREENVILLE )

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Riley V. Jackson

(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 Fifty-five Thousand and No/100 (\$ 55,000.00 )

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 N/A

( \$ ) 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 6 mos ~~xxxx~~ 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 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, on the northwesterly side of Buckhorn Road, near the City of Greenville, S. C., containing .57 acres, more or less, according to a plat of property entitled "Property of W. B. Coxe" dated February 1971, revised May 4, 1973, prepared by C. O. Riddle, RLS and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Buckhorn Road, the joint front corner of property now or formerly of W. B. Coxe and running thence with said Coxe property N 73-53 W 360.18 feet to an iron pin; thence S 48-32 E 324.6 feet to an iron pin on the northwesterly side of Buckhorn Road; thence along the northwesterly side of Buckhorn Road N 41-48 E 154.21 feet to an iron pin, the point of beginning.

This is the identical property conveyed by W. B. Coxe to Riley V. Jackson as will more fully appear in Deed Book 978, page 465, reference to which is hereby craved.

ALSO: All that certain piece, parcel or tract of land with the buildings and improvements thereon, lying and being on the northwesterly side of Buckhorn Road, near the City of Greenville, S. C., and containing 3.87 acres, more or less, as shown on plat entitled "Property of W. B. Coxe" made by C. O. Riddle, Surveyor, dated February, 1971, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4K, page 121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Buckhorn Road, the corner of property now or formerly owned by Real Estate Investment, Inc. (known now as Oak-leaf Subdivision) and running thence along the line of said property N 79-45 W 478.5 feet to an iron pin; thence on a new line through the property of W. B. Coxe N 10-15 E 375 feet to an iron pin; thence through other property owned by W. B. Coxe S 73-53 E 294.4 feet to an iron pin; thence continuing through other property owned by W. B. Coxe S 48-32 E 324.6 feet to an iron pin on Buckhorn Road; thence along the northwesterly side of Buckhorn Road S 41-48 W 126.3 feet to an iron pin; thence continuing along the northwesterly side of Buckhorn Road S 30-46 W 73.7 feet to an iron pin, the point of beginning.

This is the identical property conveyed by Charles L. Doughty to Riley V. Jackson as recorded in Deed Book 947, page 124, reference to which is hereby craved.