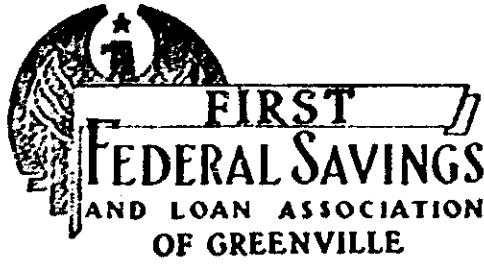


1303 977



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James A. Hunter and Doretha O. Hunter

Hereinafter referred to as Mortgagee (SEND S) GREETINGS:

WHEREAS, the Mortgagee 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 Seven Hundred and no/100----- (\$8,700.00 )

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which does not contain a provision for escalation of interest rate; paragraph 9 and 10 of this instrument provides for an escalation of interest rate under certain conditions; said note to be repaid with interest at the rate or rates therein specified in installments of

One Hundred Ten and 22/100----- \$ 110.22 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 10 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 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 Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, or any or for any other purpose.

NOW KNOW ALL MEN, That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be loaned by the Mortgagee to the Mortgagee, and in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee, and in testimony of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, 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 Burkley Avenue and being more particularly described as follows:

BEGINNING at a point on the northwesterly side of Burkley Avenue which point is 78.3 feet northeast of the joint front corner of Lots 20 and 21 on a map of Franklin Park Subdivision and running thence with Burkley Avenue N 32-58 E 71.7 feet; thence N 54-32 W 175 feet; thence S 42-24 W 78.2 feet; thence S 57-08 E 187 feet, more or less, to the point of beginning.



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