

FILED
GREENVILLE CO. S.C.

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RONNIE S. TANNEBERRY
R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Norman Wayne Higgs and Frances Jean Higgs

(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 Two Hundred and no/100----- (\$ 20,200.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note n/a
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 at the rate or rates therein specified in installments of One Hundred

Sixty-two and 54/100----- \$ 162.54 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 30 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 Mortgagor 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 Mortgagee in full 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, Town of Simpsonville, on the northerly side of Brookmere Road, being shown and designated as Lot No. 125, on plat of Section 2, Bellingham, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "4N", at page 79, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Brookmere Road, joint front corner of Lots No. 125 and 126, and running thence with the joint lines of said Lots N. 2-02 E. 170.8 feet to an iron pin; thence N. 80-50 W. 65 feet to an iron pin, joint rear corner of Lots No. 124 and 125; thence with the joint lines of Lots No. 124 and 125, S. 10-34 W. 194.6 feet to an iron pin on the northerly side of Brookmere Road; thence with the northerly side of Brookmere Road, S. 79-00 E. 15 feet to a point; thence continuing with the northerly side of said Road, N. 85-53 E. 50 feet to a point; thence continuing with the northerly side of said Road N. 75-00 E. 30 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property.

Derivation: This is the same property conveyed to the mortgagors by deed of Thomas R. and Barbara B. Zimmerman, by deed to be recorded of even date herewith.

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