

State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

That I, Arlan Eugene Vanadore

(hereinafter referred to as Mortgagor) (SEND BY 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

- - - Seventeen thousand five hundred - - - (\$ 17,500.00)

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 at the rate or rates therein specified in installments of

- - One hundred forty and 81/100 - - - \$ 140.81 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, interest, with costs and expenses for proceedings, and

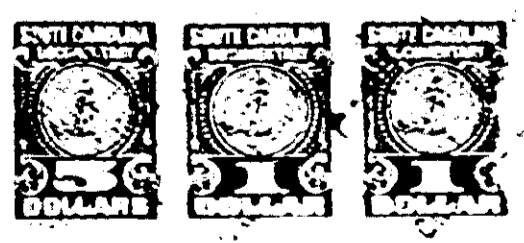
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs or for any other purpose

NOW KNOW ALL MEN, That the Mortgagor, in consideration of \$500 and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, interest and charges in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee as stated well and truly paid by the Mortgagor at and let by the reading of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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, Gantt Township, being shown and

designated as Lot 176 on Plat of BELLE MEADE, recorded in the R. M. C. Office for Greenville County in Plat Book 111, at Pages 116 and 117, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of West Dorchester Boulevard, at the joint front corner of Lots 176 and 175 and running thence S 82-11 W 164.5 feet to an iron pin; thence N 19-31 W 48.3 feet to an iron pin at the rear corner of Lot 177; thence with the line of Lot 177, N 66-49 E 161.6 feet to an iron pin on West Dorchester Boulevard, thence with the Western side of said Boulevard S 19-32 E 92 feet to the point of beginning.



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