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State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

W. Lamar Jordan and Mary C. Jordan

(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 Seven Thousand and No/100----- (\$ 27,000.00)

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

Two Hundred Seventeen and 25/100----- (\$ 217.25) 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 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

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Wilton Street and being the identical property conveyed to William M. James by the Peoples National Bank as Trustee under the will of George T. Walker by deed recorded in Deed Book 339 at page 433 and is described in said deed as follows:

BEGINNING at the corner of alley and the eastern side of Wilton Street and running thence with said alley, S. 83-15 E. approximately 146 feet; running thence S. 6-47 W. 50 feet to a corner of property now or formerly of Mrs. Lois C. Robinson; running thence with said lot, N. 83-15 W. 142-1/2 feet, more or less, to Wilton Street; running thence with the eastern side of said street, N. 6-47 E. 50 feet to an iron pin, point of BEGINNING.

ALSO: All our right, title and interest in and to all that piece, parcel or lot of land, lying and being situate on the easterly side of Wilton Street in the City of Greenville, Greenville County, South Carolina, being shown as the southerly eight (8) foot portion of a 16-foot alley on plat of Section "C" property of Stone Land Co. as recorded in Plat Book "A" at pages 337-345, RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at a point in the southeast corner of the intersection of Wilton Street and 16-foot alley and running thence S. 83-15 E. approximately 146 feet to corner of land now owned by the grantors; thence N. 6-47 E. 8 feet to point in said alley; thence along the center of said alley, N. 83-15 W. approximately 146 feet to the center point thereof on the east side of Wilton Street; thence along said Wilton Street, S. 6-47 W. 8 feet to the point of BEGINNING.

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