

FILED  
GREENVILLE CO. S. C.

1981 11 8 18

NOV 8 4 53 PM '81

DONNE S. TAYLOR  
R.S.D.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James D. Miller -----(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-two Thousand and No/100 ----- (\$ 52,000.00--)

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 Six Hundred Eighty-seven and 19/100 ----- (\$ 687.19----) 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 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 those certain pieces, parcels or lots of land, together with all buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the southern side of east North Street (access ramp to Laurens Road from Interstate Highway No. 385) and being shown as Lots Nos. 5, 6 and 7 and a portion of Lot 4, Block 11 on a plat recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book A at Page 179 and also being shown as Lots Nos. 3 and 4 on a revision of said plat recorded in the R.M.C. Office for said County and State in Plat Book Q, Page 31 and having, according to a more recent survey of the property of James D. Miller prepared by Campbell & Clarkson Surveyors, Inc., dated October 12, 1971, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4L at Page 125, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East North Street, (access ramp from Interstate Highway No. 385 to Laurens Road) at a point 156 feet West of the intersection of said street with Pettigru Street, and running thence S. 12-08 E., 152 feet to an iron pin on a 10-foot alley; thence along the northern side of said 10-foot alley, S. 81-26 W., 175 feet to an iron pin; thence continuing with said alley, S. 78-00 W., 7.8 feet to a point; thence continuing with said alley, S. 78-00 W., 51 feet to an iron pin; thence N. 10-36 W., 125.5 feet to an iron pin on East North Street; thence along the southern side of East North Street, N. 78 E., 34.6 feet to an iron pin; thence continuing along the southern side of East North Street, N. 78-00 E., 13.6 feet to an iron pin; thence continuing along said side of East North Street, N. 73-32 E., 182.5 feet to an iron pin, the beginning corner.



50  
50  
00

4328 RV-2