

FILED
GREENVILLE CO. S. C.

APR 11 4 09 PM '71

DONALD S. TAYLOR
R.H.C.

107-575



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Nancy G. Downs

(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 Twelve Thousand

Seven Hundred Thirty-seven and 61/100-----(\$ 12,737.61...)

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 at the rate or rates therein specified in installments of One Hundred Twelve and

69/100----- (\$ 112.69-----) 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 20 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 Mortgagee'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 Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well 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

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, City of Greenville, on the eastern side of Old Augusta Road, being a part of tract 3 as shown on plat of the McDaniel Tract made by R. E. Dalton, Sept. 1919, recorded in Plat Book E at page 218 and being lot 3 of a subdivision thereof made by Piedmont Engineering Service dated April 1, 1948 and having the following metes and bounds, to wit:

BEGINNING at a stake on the eastern side of Old Augusta Road 230.7 feet north from Crystal Street and running thence N. 60-45 E. 240 feet to a stake in line of W. F. Cannon property; thence with line of said property, N. 1-17 E. 55.4 feet to a stake, corner of Lot 2; thence with line of said lot, S. 60-45 W. 239.1 feet to a stake on Old Augusta Road; thence with the eastern side of Old Augusta Road, S. 2-15 W. 57.1 feet to the beginning corner.



4328 RV.2J