

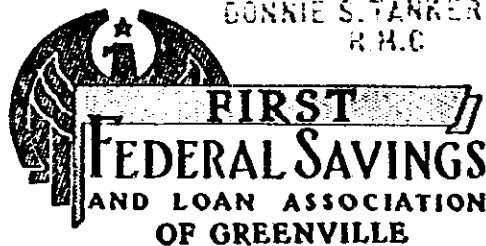
Mortgagee's Address - 301 College Street, Greenville, S. C.

GREENVILLE CO. S. C.

Aug 6 3 07 PM '76

BOOK 1374 PAGE 676

DONNIE S. TANKERSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

GEORGE W. DEWITT AND PAMELA DEWITT

(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 Three Thousand, Six Hundred and No/100----- (\$ 23,600.00)

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

One Hundred Eighty Five and 68/100----- (\$ 185.68) 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 Greenville, shown and designated as 4.82 acres and 1.27 acres, on plat of Property of George W. & Pamela DeWitt, prepared by C. O. Riddle, RLS, dated April, 1975, recorded in Plat Book 55 at page 100 and being described, according to said plat as two separate parcels, to-wit:

BEGINNING at an iron pin on the northwesterly side of Log Shoals Road, corner of 4.82 acre tract and other property now or formerly of Stanley M. & Agnew DeWitt and running thence with DeWitt property line, N. 41-54 W. 700 feet to an iron pin; thence S. 48-06 W. 300 feet to an iron pin; thence along line of property now or formerly of Stanley M. & Agnew DeWitt, S. 41-54 E. 700 feet to an iron pin on Log Shoals Road; thence with Log Shoals Road, N. 48-06 E. 300 feet to an iron pin, being the point of beginning, containing 4.82 acres.

ALSO:

BEGINNING at an iron pin, corner of DeWitt property and 1.27 acre tract and running thence N. 41-54 W. 125.9 feet to an iron pin on property line now or formerly of Inez S. Bolden; thence with said Bolden line, N. 26-28 E. 322.6 feet to an iron pin; thence S. 41-54 E. 245 feet to an iron pin on line of property of DeWitt; thence with the common line of 1.27 ac. and 4.82 acre tracts, S. 48-06 W. 300 feet to an iron pin, being the point of BEGINNING.

This being the same property conveyed to the mortgagors by deed of Stanley M. DeWitt and Sarah Agnew DeWitt dated May 27, 1976 and recorded June 1, 1976 in the RMC Office for Greenville County in Deed Book 1037 at Page 140.

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