State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Greenville, South Carolina 29602

To All Whom These Presents May Concern:

Allan Daniel Jeffery and Mary M. Jeffery

(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

Thirteen Thousand One Hundred and no/100ths-----(\$ 13,100.00\_\_)

ODollars 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 Thirty-

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and impaid 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 M.I. MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further soms which may be advanced by the Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Dollars (53.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagor, 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, being known and designated as part of Lot #3, Block A, plat of Buist Circle which plat is recorded in the RMC Office for Greenville County, Plat Book C at Page 10, and having according to a more recent survey dated December, 1959, prepared by R. W. Dalton the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Mountain View Avenue at the joint front corner of Lots 3 and 4 and running thence with the joint line of said lots N. 25-00 E., 164.6 feet to an iron pin at the southwestern side of an alley; running thence through the alley N. 65-00 W., 83.8 feet to an iron pin at the rear line of Lot 3, running thence with a line through Lot 3, S. 25-00 W., 164.6 feet to an iron pin on the northeastern side of Mountain View Avenue; running thence with the said side of Mountain View Avenue S. 65-00 E., 83.8 feet to an ion pin the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of James L. Keese recorded in the RMC Office for Greenville County on August 11, 1976, in Deed Book 1041 at Page 67.



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