

Mortgagee's Address: 301 College St., Greenville, S. C. 29601

GREENVILLE CO S.C.

DEC 9 10 45 AM '50
DONNIE S. FANKERSLEY
R.M.C.

1384 818



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Jannie Hill and Cornell Hill, Jr.

(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

Six Thousand and Five Hundred and No/100----- (\$ 6,500.00)

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 and

Seventeen and 17/100----- (\$ 117.17) 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 6 years after date; and

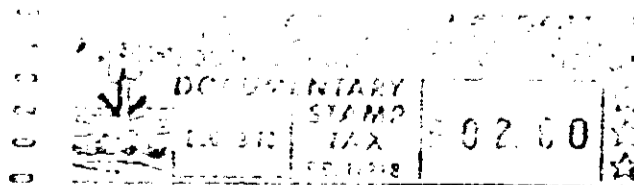
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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, in the Fifth Ward of the City of Greenville, being the rear portion of lot numbered 1 in Block "B", on a plat showing certain lands belonging to Melville Land Company made by Lockwood, Greene and Company, and recorded in the office of the Register of Mesne Conveyance for said County and State in Plat Book "A", page 99, the lot intended to be hereby conveyed having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the line between Lot No. 1 and Lot No. 9, said stake being 104 feet westward from the west side of Leach Street, and running thence N. 71-4 W. 90 feet along the dividing line between lot No. 1 and Lot No. 9 to a stake on the east side of a twenty foot alley; thence along said Alley S. 16-48 W. 66 feet to a stake on the northwest corner of Lot No. 2; thence S. 75-30 E. 90 feet along the line between Lot No. 1 and Lot Nos. 2 to a stake (which stake is 103 1/2 feet from the west side of Leach Street); thence N. 16-48 E. to the beginning corner; this being the rear portion of the lot of land conveyed to Laurence Penson by L. O. Patterson. And is the same conveyed to us by Lily Martin by deed dated 21st day of April, 1950, and recorded on April 24, 1950 in Deed Book 408, at Page 38, in R. M. C. Office for Greenville County.



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