

GREENVILLE CO. S. C.
MAR 30 10 55 AM '77
DONNIE S. TANKERSLEY
R.M.C.



1977 MAR 30

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James E. Babb

(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

-----Thirty One Thousand, Six Hundred and No/100----- (\$ 31,600.00)

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

-----Two Hundred Forty Two and 98/100----- (\$ 242.98) 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

ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville as is more fully shown on a survey for Ben C. Sanders prepared April 19, 1967 by Piedmont Engineers & Architects, and being known as all of Lot No. 53 and a portion of Lot No. 54 of a subdivision known as Cedar Terrace as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 137, and having, according to the first mentioned survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Thelma Drive in the front line of Lot 54, and running thence along the eastern side of Thelma Drive, N. 8-22 E. 14 feet to an iron pin at the joint front corner of Lots 54 and 53, and continuing thence along the same course along the eastern side of Thelma Drive, 113 feet to an iron pin at the intersection of Thelma Drive and Ellen Lane; running thence with the curvature of said intersection, the chord of which is N. 64-52 E. 27.6 feet to an iron pin on the southern side of Ellen Lane; running thence with the southern side of Ellen Lane, S. 58-38 E. 179.4 feet to an iron pin at the corner of Lots 53 and 52; running thence along the line of Lot 52, S. 17-53 W. 70 feet to an iron pin at joint rear corner of Lots 53 and 54; thence continuing along the same course, 22 feet to an iron pin in the joint line of Lots 52 and 54; running thence along a line through Lot 54, N. 75-30 W. 173.8 feet to the point of BEGINNING. This being the same property conveyed to the mortgagor by deed of Samuel R. Thomas, Jr., of even date and to be recorded herewith.

DOCUMENTARY
STAMP
FEE
12.64

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