

## State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Barbara B. Selvy

(bereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgager) in the full and just sum of x as set out in promissory note executed by Barbara B. Selvy, dated March 15, 1979, and secured by mortgage recorded in Vol. 1460 at page 26, on March 15, 1979,

which use does not contain which use 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 installmentons. as set out in said note and mortgage dated March 15, 1979.

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WHEREAS, said note further purvides 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 Mortgages, or any slipidations 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 scene same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may bereafter become indebted 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 fecure the payment thereof and any further sums which may be advanced by the Mortgagor 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 Mortgagor at and before the scaling of these presents, the receipt whereof is hereby acknowledged, has granted, largained, sold, and released, and by these presents does grant, hargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

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All that piece, parcel or tract of land, situate, lying and being on the eastern side of Brown Drive, containing 1.02 acres as shown and designated on a plat entitled "Survey for Barbara Selvy, dated November, 1977, prepared by W. R. Williams, Jr., Engineer/Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern corner of said property on Brown Road and running thence with a new line through property of the mortgagor herein N. 62-11 E. 247.2 feet to an iron pin; thence running along property now or formerly of Cofield S. 4-05 W. 250' to an iron pin; thence running S. 62-00 W. 171 feet to an iron pin in the center of Brown Drive; thence running along Brown Drive N. 13-06 W. 220 feet to the point and place of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of H. T. Hudson, dated October 17, 1977 and recorded in the R.H.C. Office for Greenville County in Deed Book 1066 at Page 961.

268