

Box 408, Greenville, South Carolina 29602

GREENVILLE CO. S.C.

BOOK 70 PAGE 816

APR 17 2 56 PM '80

FILE 1375 CASE 593

DONNIE S. TANNERSLEY  
R.H.C.

LEATHERWOOD, WALKER, TODD & MANN

FIRST FEDERAL SAVINGS  
LAND LOAN ASSOCIATION  
OF GREENVILLE

APR 2 1980

State of South Carolina  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Larry E. McClain and Christine M. McClain

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

WHEREAS, the Mortgagor as 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 Nine Hundred Fifty and no/100 (\$23,950.00--)

Dollars, as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of One Hundred

Eighty-eight and 44/100 (\$188.44-- ) 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 of said note 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 collateral given in or to the same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor 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 Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, 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

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 189 on plat of Colonial Hills, Section 4, recorded in Plat Book WWW at page 3 and having the following courses and distances:

EDGINS NG at an iron pin on Heathwood Drive, joint front corner of Lots 189 and 190 and running thence with joint line of said lots, S. 13-45 E. 150 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 189, S. 76-13 W. 100.8 feet to an iron pin, joint rear corner of Lots 188 and 189; thence along joint line of said lots, N. 13-25 W. 150 feet to an iron pin on Heathwood Drive; thence with said Drive, N. 76-15 E. 100 feet to the point of beginning.

4328 (N.2)