GREENVILLE CO. S. O.

GCT 26 5 03 PH '7?

CONNIE S. TANKERSLEY
R.H.C.



2008 1294 FAGE 46

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

FOOTHILLS DELTA P, INC.

(bereinafter 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 TWO THOUSAND FOUR HUNDRED and no/100------ (\$ 32,400.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does 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 the same of the repaid with interest as the rate or rates therein specified in the same of the rate of the

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 bereafter to be constructed thereon, situate, bying and being in the State of South Carolina, County of Greenville, near the Town of Mauldin, on the Western side of Gilder Creek Drive, being shown and designated as Lot No. 109 as shown on a Plat entitled "FORRESTER WOODS, SECTION II", dated March 17, 1973, prepared by R. B. Bruce, R.L.S., and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X, Page 64 and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Gilder Creek Drive at the joint front corner of Lots Nos. 108 and 109 and running thence with the line of Lots No. 108, N. 78-47 W., 150 feet to an iron pin at the joint rear corners of Lots Nos. 107, 108, 109 and 110; thence with the line of Lot No. 110, N. 11-13 E., 110 feet to an iron pin at the joint rear corners of Lots Nos. 109, 110, 111 and 112; thence with the line of Lot No. 112, S. 78-47 E., 150 feet to an iron pin on the Western side of Gilder Creek Drive, joint front corner of Lots Nos. 109 and 112; thence with the Western side of Gilder Creek Drive, S. 11-13 W., 110 feet to the point of beginning



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