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PORNIE S. PANKERSLEY

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## State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Paul A. Nelms and Carolyn B. Nelms

(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

Twenty-Six Thousand Four Hundred and No/100ths---- (\$26,400.00)

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

Three and No/100ths------(\$ 203.00) 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 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 scaling 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:

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All those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern corner of Woodys Drive and Jan Avenue and being known and designated as Lots Nos. 20 and 31 of the property of Lloyd Gilstrap, said Lot No. 20 being shown on plat of said property recorded in the R.M.C. Office for Greenville County in Plat Book "00", Pages 66 and 67, and said Lot No. 31 being shown on a revised unrecorded plat thereof and being the piece of property lying between the rear of said Lot No. 20 and Old Farr's Bridge Road as shown on said plat and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern corner of Woodys Drive and Jan Avenue and running thence along said Drive S. 51-50 W. 100 feet to an iron pin; thence along the line of Lot No. 21 S. 38-30 E. 200 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence along the joint line of Lots Nos. 31 and 32 S. 38-30 E. 107 feet to a point in the center of Old Farr's Bridge Road; thence along the center line of said Road N. 34 E. 105 feet to a point; thence N. 38-30 W. 70 feet to an iron pin at rear corner of Lot No. 20; thence continuing along Jan Avenue N. 38-30 W. 200 feet to the point of beginning.



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