

## State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Harry P. Moats and Laura S. Moats

To All Whom These Presents May Concern:

(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 Mortgagoe in the full and just sum of TWENTY-three

Thousand and 00/100-----(\$ 23,000.00-7)

Dollars as evidenced by Mortgagor's promissory note of even date horewith which note does not contain a provision for escalation of interest rate 4 paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions it, said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unjoid for a period of thirty days, or if there shall be any fading to comply with and above by any By-Laws or the Charter of the Montgages, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the hidder thereof, become immediately due and payable, and said helder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the progress of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAN the Mortgagor may hereafter besome indebted to the Mortgagoe 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 Meetgager, in consideration of and delta and to secure the parment thereof and any further sums which may be advanced by the Meetgager to the Meetgager's occount, and also in consideration of the sum of Three Dellars (\$100) to the Meetgager in hard well and truly paid by the Meetgager at and before the scaling of these presents, the receipt whereof is breely advanced that greates, has greates, horganized, sold and released, and by these presents does grant, hargain sell and release unto the Meetgager its successors and assign, the following described real estate.

## $\\ \textbf{AMACHEMARY SERVICE EXCEPTION OF THE SER$

ALL that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina, being known and designated as Lot 774 of Westwood, Section VI, and according to a plat entitled "Westwood Sec. VI" (Sheet No. 1 of 2 sheets), recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-X, Page 100, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Yellow Wood Drive, at the joint front corners of Lots Nos. 775 and 774 and running thence along the common boundary of Lot 775 N. 05-08 E. 156.23 feet to an iron pin at the joint rear corners of Lots 774 and 775; thence turning and running along the common boundary of Lot 774 and an area designated as "Park Area" S. 79-07 E. 90.00 feet to an iron pin at the joint rear corners of Lots Nos. 774 and 773; thence turning and running along the common boundary of Lot 773 S. 05-15 W. 135.95 feet to an iron pin on the northerly side of Yellow Wood Drive and at the joint front corners of Lots Nos. 774 and 773; thence turning and running along the northerly side of Yellow Wood Drive N. 87-59 W. 90.00 feet to an iron pin, the point of beginning.



























