

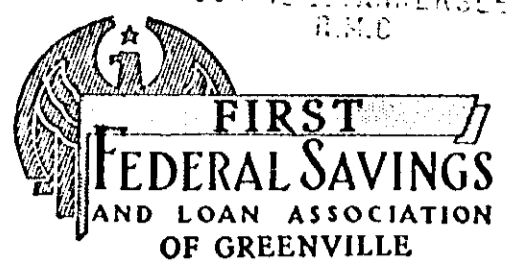
Box 408
Greenville, S.C.
29602

GREENVILLE CO. S. C.

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BOOK 1376 PAGE 681

SCOTT E. JAMERSLEY
R.M.C.



State of South Carolina
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Fannie S. Willis and Georgia Ruth Willis

(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 Thousand and no/100----- (\$ 20,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 installments of One Hundred

Sixty Four and 43/100----- (\$ 164.43) 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 25 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 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 hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and containing 1.07 acres, more or less, as shown on plat by Freeland & Associates dated July 29, 1976 and duly of record in the R.M.C. Office for Greenville County, in Plat Book 5V, at page 66 and according to said plat, having the following metes, bounds, courses and distances:

BEGINNING at a point on Huff Road, said point being 830 feet, more or less, from Staunton Bridge Road, and proceeding S7-07E 208.7 feet to an IPO, thence S82-45W 222.05 feet to IPP, thence N7-15W 208.7 feet to a point on Huff Road, thence along said Huff Road N82-45E 222.5 feet to the point of beginning.

This being a portion of a 2 acre tract conveyed unto Hoyt L. Threatt by deed of T. A. Huff dated October 7, 1955 and duly of record in the R.M.C. Office for Greenville County in Deed Book 536, at page 219. The said Hoyt L. Threatt died testate on or about February 11, 1968 and the devisees under the Will of Hoyt L. Threatt have this date executed a deed to the mortgagors herein, said deed to be recorded simultaneously herewith.



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