

FILED
GREENVILLE CO. S. C.

NO. 1149 PAGE 525

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OLIVE BRANCH NORTH



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

JOHN H. TAYLOR, JR.

(hereinafter referred to as Mortgagor) SENDS 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 Sixteen

Thousand Five Hundred and No/100----- 16,500.00-----

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Twenty-Seven and 35/100----- 127.35-----

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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for such proceedings; and

WHEREAS the Mortgagor may heretofore become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee'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 Mortgagee'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 making 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 Greenville, at the intersection of Great Glen Road and Wetherill Road, being shown and designated as Lot No. 125, on plat of Del Norte Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Pages 32 and 33, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the southeasterly side of Great Glen Road, joint front corner of Lots Nos. 125 and 126, and running thence with the joint lines of said lots, S. 69-10 E. 147.9 feet to a point; running thence S. 17-34 W. 130.30 feet to a point on the easterly side of Wetherill Road; running thence with the easterly side of said Road, N. 67-06 W. 70 feet and N. 58-45 W. 75.5 feet; running thence with the intersection of said Road and Great Glen Road, N. 15-29 W. 36.41 feet to a point on the southeasterly side of Great Glen Road; running thence with the southeasterly side of Great Glen Road, N. 27-46 E. 85 feet to the point of BEGINNING.

THE MORTGAGOR'S PROMISSORY NOTE REFERRED TO ABOVE, CONTAINS, AMONG OTHER THINGS, A PROVISION FOR AN INCREASE IN THE INTEREST RATE.