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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

----Peter Efstration----

.(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

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

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

Fifty-eight and 65/100------(\$ 258.65----) Dollars each on the first day of each 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 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 Mortgage 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 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:

ханкульных хорохиковорох истобранствованся хорохостину поставления и как и хорохостину и хорохостин

All that certain lot of land, situate in the Sixth Ward of the City of Greenville, South Carolina, known and designated as Lot No. 7 of Block "B" of Cagle Park as shown on Plat recorded in the R.M.C. Office for Greenville County in Plat Book "C", Page 238 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Mills Avenue (now Crescent Avenue), corner of Lot #8 and running thence with line of Lot #8 N. 15 W. 186.8 feet to an iron pipe; thence S. 73-01 W. 88 feet to an iron pin corner of Lot #6; thence with line of Lot #6 S. 21-44 E. 180.1 feet to an iron pipe on Mills Avenue, now Crescent Avenue; thence with Crescent Avenue N. 79-12 E. 67 feet to the beginning corner, less, however, triangular strip of land owned by the State Highway Department, being described as follows: Beginning at a point on the rear line, which point is S. 73-01 W. 34 feet, more or less, from the joint rear lines of Lots 7 and 8 and running thence along the rear line S. 73-01 W. 54 feet, more or less, to the joint rear lines of Lots 6 and 7; thence along the joint side line of said lots S. 21-44 E. 47 feet, more or less, to a point thence in a straight line in a northeasterly direction 69 feet, more or less, to the beginning corner.