

GREENVILLE, S. C.

FEB 16 2 48 PM '73

BOOK 1287 PAGE 202

DONNIE S. TANKERSLEY  
R.H.C.

RECORDED  
COMMISSIONER  
NO. 22  
V. C. H.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ELIZABETH B. KENNEDY

(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-Two Thousand, Five Hundred and 00/100-- (\$ 22,500.00 )

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

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

--One Hundred Fifty-Seven and 33/100-- (\$ 157.33 ) 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 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, Butler Township, about 2 miles southwest from Brush Creek Baptist Church, lying on the south-east side of the road leading from Taylors to Greenville Municipal Airport, known as the Hudson Road, being bounded on the north by said road, on the east and west now or formerly by the lands of E.W. Painter, on the south by the property now or formerly of J. C. Phillips, containing 1 acre, more or less, and having according to a plat prepared by Terry T. Dill, dated December 2, 1957, the following metes and bounds to-wit:

BEGINNING on a nail and stopper in the center of the above named road, joint corner of the property now or formerly owned by E. W. Painter and the property herein conveyed, and running thence with the Painter line S. 31-23 E. 266.5 feet to an iron pin at the corner of the Painter and J. C. Phillips property; thence running along the line of property now or formerly of J. C. Phillips S. 30-30 W. 258.6 feet to an iron pin in said line; thence running along the line of other property of W. W. Painter N. 31-58 W. 322.2 feet to an iron pin in the center of Hudson Road; thence running along the southeasterly side of Hudson Road N. 56-30 E. 143.5 feet to the BEGINNING corner.

ALSO ALL that certain piece, parcel or lot of land, with all improvements thereon or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, containing 5.14 acres, more or less, lying and being near the southeasterly side of Hudson Road, and having according to a plat prepared by Terry T. Dill, dated December 2, 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin, said iron pin being at the joint corner of property now or formerly owned by E. W. Painter, J. C. Phillips, and William A. and Florine G. Phillips, said iron pin being S. 31-23 E. 266.5 feet from the center of the southeasterly side of Hudson Road, and running thence along the line of other property of J. C. Phillips S. 31-23 E. 643.3 feet to an iron pin; thence running S. 79-38 W. 745 feet to a stone; thence running N. 30-30 E. 790 feet to an iron pin on the joint corner of property owned now or formerly by J. C. Phillips, E. W. Painter, William A. and Florine G. Phillips; thence running along property now or formerly of William A. and Florine G. Phillips N. 30-30 E. 158 feet to the point of BEGINNING.