

FILED
GREENVILLE CO. S. C.
NOV 21 12 45 PM '77
S. C. DEPT. OF REVENUE



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Sandra I. Hiott

(hereinafter referred to as Mortgagee) (SEND(S) GREETINGS:

WHEREAS, the Mortgagee 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

Fifteen Thousand Five Hundred and no/100----- (\$ 15,500.00)

Dollars, as evidenced by Mortgagee'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

Thirty and 08/100----- (\$ 130.08) 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 proceedings; and

WHEREAS, the Mortgagee may hereafter 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 Mortgagee, 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 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 being show- as all of lot 20 on plat of property of Berea Realty Company, prepared by John C. and J. Coke Smith, Reg. L.S. in March, 1952, which plat is recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "BB" at page 37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of an unnamed 25 foot street at the joint corner of Lots Nos. 19 and 20 and running thence along the West side of said street S. 39-30 E., 68 feet to an iron pin; thence S. 57-05 W., 150 feet to an iron pin; thence N. 39-30 W., 68 feet to an iron pin at the rear corner of Lot No. 19; thence along the line of Lot 19, S. 57-05 E., 150 feet to point of beginning.

ALSO: ALL that piece, parcel or lot of land in Greenville County, State of South Carolina and being described as follows:

BEGINNING at the southwest corner same being i.p. on J. M. Hodges line and the N.W. corner of Lot No. 20, running thence N. 39-30 W., 17 feet to new corner, thence N. 57-05 E., 150 feet to a point on right of way of Street, thence along edge of St. S. 39-30 E., 17 feet to i.p. the north east corner of Lot No. 20; thence along north line of Lot No. 20, S. 57-05 W., 150 feet to the beginning corner and being cut from the south side of Lot No. 19 as of survey and plat made by J. Coke Smith & Son March, 1952,

This is the same property conveyed to the Mortgagee herein by deed from Harriette H. Black and Elizabeth H. Machen, dated November 21, 1977 and recorded herewith.

The Mortgagee's mailing address is P.O. Drawer 408, Greenville, SC

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