



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James B. Snoddy

(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

Ninety-Five Thousand and no/100ths (\$ 95,000.00)

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 at the rate or rates therein specified in installments of

Seven Hundred Sixty-four and 40/100ths (\$ 764.40) 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 thirty 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 Mortgagor 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 Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing 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, being shown as the three northern most lots on plat prepared for Richard H. Wallace, Jr. by Arbor Engineering dated April 18, 1977, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5P, Page 95, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin which is 2743 feet, more or less, from the intersection of Muddy Ford Road and Pelham Road, and running thence N 68-43-24 W 280.05 feet to an iron pin; thence N 68-43-30 W 424.64 feet to an iron pin; thence following the creek as the line, the traverse of which is N 67-21-10 E 360.53 feet to an iron pin and continuing along said creek N 38-05-19 E 247.29 feet to an iron pin; thence S 66-45-08 E 390.2 feet to an iron pin in Black Road; thence along said road S 22-52-55 W 239.76 feet to an iron pin; thence continuing along said road S 23-40-10 W 213.91 feet to an iron pin; thence continuing along said road S 23-39-58 W 20 feet to the point of beginning, containing 5.532 acres, more or less.

The above described property being referenced in the Block Book Office for Greenville County as 540.4-1-9, 2, 9, 3 and 9.4.

DERIVATION: This being the same property conveyed to Mortgagor herein by three deeds of Jane Stewart Wallace as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1060, Page 641-646 on July 15, 1977.

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