

P.O. Drawer 408  
Greenville, S. C. 29602

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GREENVILLE COUNTY

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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, WILLIAM B. LONG, JR.

(Hereinafter referred to as Mortgagor) (SEND IN) GREETINGS:

WHEREAS, the Mortgage is well and truly indented unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

**FIFTY EIGHT THOUSAND and No/100----- (\$ 58,000.00 )**

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate; paragraph 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 thereon specified in installments of **FOUR HUNDRED and SIXTY SIX and 69/100----- \$ 466.69** Dollars each on the first day of each

month hereafter, in advance, until the principal sum with interest has been paid in full; each payment 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 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 Mortgagee, in consideration of a full and true payment thereof and any further sum 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 signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released, and by these presents, has granted, bargained, sold and released 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**, in the **City of Greenville**, at the southeasterly corner of the intersection of **Brookside Way and Marshall Court**, known as a part of the property of **Sue C. Ashmore**, and having according to a plat thereof prepared by **Dalton & Neves, Engineers**, dated **June, 1959**, entitled "**Property of Jourdan J. Newton**", recorded in the **RMC Office for Greenville County, South Carolina**, in **Plat Book 00 at Page 281**, the following metes and bounds:

**BEGINNING** at an iron pin at the southeasterly corner of the intersection of **Brookside Way and Marshall Court**, and running thence along the easterly side of **Marshall Court, S. 23-51 E. 200 feet** to an iron pin; thence **N. 73-55 E. 85.7 feet** to an iron pin at the corner of property now or formerly of **J. D. Ashmore, Jr.**; thence along the line of the aforementioned property, **N. 25-30 W. 200 feet** to an iron pin on the southerly side of **Brookside Way**; thence along the southerly side of **Brookside Way, S. 74-32 W. 80 feet** to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of **Thomas W. Edwards and Mary Lang Edwards**, dated **July 8, 1969**, and recorded in the **RMC Office for Greenville County, South Carolina**, in **Deed Book 871 at Page 380**.

DEED  
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