

Box 408
Greenville, S.C. 29602



State of South Carolina
GREENVILLE
COUNTY OF

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JESSE J. MARTINEZ

(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 FOUR THOUSAND AND NO/100 ----- (\$ 24,000.00)

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 as the rate or rates therein specified in installments of

Two Hundred Fifteen & 94/100 ----- (\$ 215.94) 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 20 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, City of Greenville, on the north-eastern side of Hampton Avenue, being designated on the Greenville County Tax Maps as Lot 18, Block 1, on Sheet 18 in Tax District 500, being the northwesternmost portion of property conveyed by F. B. McBee to Kate Nelson by deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 26 at page 579, and having the following metes and bounds, to-wit:

BEGINNING at a point on Hampton Avenue at the northwesternmost front corner of property formerly owned by W. A. Briggs and running thence with the northeastern side of Hampton Avenue, N. 47-24 W., 68.75 feet to a point on property formerly owned by John T. Bramlett; thence with the line of said property, N. 38 E., 220 feet to a point on an alley; thence with the south-western side of said alley, S. 52 E., 71.7 feet to a point at the north-easternmost rear corner of property formerly owned by W. A. Briggs; thence with the line of said property, S. 40 W., 240 feet to the point of BEGINNING.

The above property is the same conveyed to the mortgagor by deed of Eunice T. Herd, to be recorded herewith.

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