GREENVILLE CO. S. C.
HAY 16 11 08 AH '78
DONNIE S. TANKERSLEY



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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Boyd C. Greene and Patricia N. Greene

(hereinaster 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

Fifty Thousand and no/100ths

(\$ 50,000.00

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 Four Hundred

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, hing and being in the State of South Carolina, County of Greenville, on the eastern side of a County Road (McKinney Road) near Adams Mill Road containing 12.25 acres according to a survey for John M. Flynn and Johnny M. Flynn made by Webb Surveying & Mapping Company dated April 27, 1977, and having according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin located in the center line of said County Road at the corner of property now or formerly belonging to William A. Yeargin (said iron pin being located 1230.4 feet, more or less, in a southerly direction from the intersection of the center line of said County Road with the center line of Adams Mill Road); thence N. 85-31 E. 921.2 feet to an iron pin; thence with the line of property now or formerly belonging to Tinsley, S. 4-03 W. 605.6 feet to an iron pin; thence S. 88-21 W. 925.9 feet to an iron pin in the center line of said County Road; thence with the center line of said County Road N. 5-00 E. 465.4 feet to an iron pin; thence continuing with the center line of said County Road N. 5-37 E. 95.6 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Johnny M. Flynn and John M. Flynn as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1055, Page 785, on May 2, 1977.

