



**State of South Carolina**

COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

CHARLES L. DOUGHTY, III and JANES J. DOUGHTY

(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 Thirty Thousand

and no/100ths ----- (\$ 30,000.00 )

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 Thirty

and 68/100ths ----- (\$ 230.68 ) 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 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 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, on the southern side of McCall Road (sometimes known as Log Shoals Road), near the Town of Simpsonville, being shown and designated as 6.40 acres (excluding a strip on the rear thereof) on a plat of the PROPERTY OF CHARLES L. DOUGHTY, III, made by C. O. Riddle, dated March, 1977 and a portion near the McCall Road of an adjoining tract of 6.15 acres, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book 6-B, page 91, and having according to a revised plat of 6.499 acres of the PROPERTY OF CHARLES L. DOUGHTY, III, made by John R. Long, Surveyor, dated September 30, 1978, the following metes and bounds, to-wit:

BEINNING at a point in the center of a bridge on the McCall Road and running thence with the center line of McCall Road, S. 42-28-0 E., 201.50 feet to a point, S. 53-41-60 E., 164.50 feet to a point, S. 60-28-60 E., 98.40 feet to a point, S. 60-29-0 E., 160 feet to a point, S. 58-13-18 E., 156.10 feet to a point; thence leaving McCall Road and running S. 33-50-16 W., 15.95 feet to a point, thence S. 48-16-0 W., 43.40 feet to a point, thence S. 65-10-16 W., 40.56 feet to a point, thence S. 87-24-0 W., 34.55 feet to a point, thence N. 79-24-28 W., 173.06 feet to a point, thence N. 71-22-26 W., 62.86 feet to a point; thence N. 71-25-16 W., 39.25 feet to a point; thence S. 19-29-30 W., 268.19 feet to a point, thence S. 87-49-0 W., 408.70 feet to a point; thence S. 87-48-60 W., 19.65 feet to a point in or near the center line of Rocky Creek; thence with Rocky Creek as the line the following traverse courses and distances: N. 5-41-56 E., 65.07 feet to a point, N. 18-27-1 E., 200 feet to a point, N. 32-50-60 E., 374.30 feet to a point, N. 21-16-0 W., 118 feet to a point, and N. 44-6-60 E., 58.70 feet to the point of beginning.

The within mortgage is an amended mortgage to that certain first mortgage given by Charles L. Doughty, III and Jane J. Doughty to First Federal Savings and Loan Association in the amount of \$30,000.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1395, page 402, a portion of the original property described in said mortgage having been released and the above description adding additional property on this date conveyed by Charles L. and Lillian E. Doughty to Mortgagor

A portion of the above property is the same conveyed to the Mortgagors by deed of Owen L. Johns and Laura M. Johns, recorded April 22, 1977 in Deed Book 1055, page 189.

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