

FILED
GREENVILLE CO. S. C.
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SONNIE S. TANKERSLEY
R.M.C.



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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Southern Holding Company Inc. of Greenville

(hereinafter referred to as Mortgagee) (SEND(S) GREETINGS:

WHEREAS, the Mortgagee 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

Sixty-Nine Thousand Eight-Hundred Fifty and 00/100 ----- (\$ 69,850.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provide 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

Interest payable quarterly \$ 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 **18 months** 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 provision of the Charter of the Mortgagee, or any stipulation 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 Mortgagee for such further sums as may be advanced to the Mortgagee'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 said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee'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 Mortgagee at and before the making 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**

ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina and being shown and designated as Lots Nos. 139 and 140 on a Plat of Property entitled Montclair, Section V, prepared by Carolina Surveying Company and being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 1096, Page 26, having the following metes and bounds, to-wit:

AS TO LOT 139:

BEGINNING at an iron pin on Montclair Road at the joint front corner of Lots Nos. 138 and 139 and running thence along said road S. 41-23 W. 90 feet to an iron pin; thence running N. 48-35 W. 159.9 feet to an iron pin; thence running N. 41-24 E. 90 feet to an iron pin; thence running with common line of Lot No. 138 and 139 S. 48-35 E. 159.8 feet to an iron pin, the point of beginning.

AS TO LOT 140:

BEGINNING at an iron pin on Montclair Road at the joint front corner of Lots Nos. 139 and 140 and running along said road S. 41-23 W. 90 feet to an iron pin; thence running N. 48-34 W. 159.8 feet to an iron pin; thence running N. 41-20 E. 89.9 feet to an iron pin; thence running along the common line of Lots Nos. 139 and 140 S. 48-35 E. 159.9 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1096, Page 499, The Old South Land and Investment Co., 2/5/79. (Lot 139).
Deed Book 1096, Page 498, The Old South Land and Investment Co., 2/5/79 (Lot 140).

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