

FILED  
GREENVILLE CO. S. C.

Nov 1 1 58 PM '79

DONNIE S. TANKERSLEY  
R.M.C.



DONALD L. (JAN) PAIR  
405 Pelique St.  
29601

11-1-79

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

DOUGLAS NEAL KELLY

(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 -----

Sixty-Six Thousand and 00/100----- (\$ 66,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith which note n/a 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 Seven Hundred

Eighty-Eight and 75/100----- (\$ 788.75 ) 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 12 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 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 Mortgagor 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 to 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 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

ALL that piece, parcel or lot of land located in the City of Greenville, State of South Carolina, on the corner of North Laurens Street and College Street, shown and designated on a plat entitled "Property of Douglas N. Kelly" as prepared by Freeland and Associates on October 2, 1979, and recorded in the RMC Office of Greenville County, South Carolina, in Plat Book 7K, at Page 66.

DESCRIPTION: Beginning on the Southwestern corner of the intersection of N. Laurens Street and College Street and running thence S. 21-03 W., 130.04 feet to an iron pin; thence N. 67-45 W., 92.48 feet to an iron pin on N. Richardson Street; thence N. 41-02 E., 47.44 feet to an iron pin; thence N. 67-45 W., 13.0 feet to a point at the edge of a building; thence S. 20-53 W., 96.28 feet to an iron pin on N. Richardson Street; thence S. 57-49 E., 64.74 feet to the POINT OF BEGINNING.

DERIVATION: This is the same property conveyed to the Mortgagor herein by deed from Robert and Marian White of even date herewith, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1114, at Page 756.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
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