

FILED
GREENVILLE CO. S. C.

MAY 21 4 44 PM '88

RECORDED IN R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

EDGEWOOD PROPERTIES, a partnership

(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

One Hundred Nineteen Thousand Five Hundred and no/100 ----- (\$ 119,500.00----

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 One Thousand Three Hundred Fifteen and 80/100----- (\$ 1315.80-----) 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:

ALL that piece, parcel or lot of land, located, lying and being in the City and County of Greenville, State of South Carolina at the northeastern intersection of Langley Drive and Edgewood Drive (formerly Owens Street), shown as Lots 22 and 23 on plat entitled "Langley Heights", dated June, 1937, prepared by Dalton & Neves, Engineers, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book N at Page 133 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northeastern intersection of Langley Drive and Edgewood Drive (formerly Owens Street); thence along the northerly side of Langley Drive N. 58-23 E., 151.7 feet to an iron pin; thence along the line of Lot 24, N. 40-13 W., 144.2 feet to an iron pin on the southern side of a fifteen foot alley; thence along said alley S. 46-47 W., 150.2 feet to an iron pin on the northeastern side of Edgewood Drive; thence along said street, S. 40-13 E., 114.4 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Helen C. Mann recorded in the R.M.C. Office for Greenville County on the 21st day of May, 1974 in Deed Book 999 at Page 383.

ALSO: ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being known and designated as a portion of Lot No. 24; Langley Heights as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book N at Page 132 and 133 and having, according to said plat and also to a plat made by R. W. Dalton, Engineer, October 26, 1955, the following metes and bounds, to wit:

-----continued on attached sheet-----

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