

FILED
GREENVILLE CO. S. C.

BOOK 1157 PAGE 606

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OLLIE FARNSWORTH
R. M. C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF

To All Whom These Presents May Concern:

Benjamin Gause

(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

Forty-Nine Thousand and 00/100 - - - - - (\$ 49,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Three Hundred Seventy-Eight & 19/100, 378.19 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 25 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 such 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 Northeastern side of the Reedy River and shown as 5.0 Acres on a Plat of property of Benjamin Gause by William R. McCoy of Enwright Associates, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4E, page 31, and has, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of a new cut 50 ft. road, at the joint corner of property of Rupert Riley and running thence along the Southwestern side of said road, S. 41-58 E. 418.9 ft. to an iron pin; thence S. 48-02 W., 520 ft. to the center line of the Reedy River; thence along the side of said River, N. 41-58 W., 418.9 ft. to a point; thence running across an iron pin located on the Northeastern bank of said River, N. 48-02 E., 520.0 ft. to an iron pin at the point of beginning.

ALSO: Right of way over 50-ft. road leading to Log Shoals Road. This is a portion of the property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 833, Page 597, and Deed Book 842, at page 194.