GREENVILLE CO. S. C.

APR 12 2 35 PH '72 OLLIE FARNSWORTH

R. M. C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

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To All Wholit These Presents May Concern:	
1, Gwen D. Hipp	
(hereinafter referred to as Mortgagor) (SEND(S) CREETIN	NCS
WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION CREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of	
Twelve Thousand and No/100(\$ 12,000.00	
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 cer	
conditions), said note to be repaid with interest as the rate or rates therein specified in installments of	
Eighty-eight and 68/100	ach
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be 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 Charles of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder there become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any col	rter

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 local survey and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 11-K, of Town Park of Greenville, S. C., Horizontal Property Regime as is more fully described in Master Deed dated June 5, 1970, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 891 at Pagd 243, as amended by amendment to Master Deed recorded in the R. M. C. Office for Greenville County on July 15, 1971, in Deed -Vol. 920 at Page 305, and survey and plot plans recorded in Plat Book 4 G at pages 173, 175 and 177. Being the same property conveyed to me by Develcorp, Inc. by deed of even date to be recorded herewith.