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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

•
Fred L. Roper and Nancy R. Roper
(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
Eleven_Thousand_Five_Hundred_and_No/100ths(\$_11,500.00_)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which notedoes_not_containa 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
Eighty-Eight and 76/100ths (\$ 88.76) 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 part

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and impaid 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 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 Mortgagor 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 Mortgagor at and before the scaling of these presents, the receipt whereof is bereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns, the following described real estate:

All that lot of land with the buildings and improvements thereon, situate on the Northeast corner of the intersection of Blue Ridge Drive, (formerly Arlington Avenue) and Arbor Street (formerly Pine Street) near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 12 on plat of Property of B. E. Geer, made by Dalton and Neves, Engineers, June 1925, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "G", page 133, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of Blue Ridge Drive and Arbor Street, and running thence along the North side of Blue Ridge Drive, N. 83-55 E. 75 feet to an iron pin; thence with the line of Lot 13, N. 5-50 W. 200 feet to an iron pin; thence S. 83-55 W. 75 feet to an iron pin on the East side of Arbor Street; thence with the East side of Arbor Street; thence with the East side of Arbor Street, S. 5-50 E. 200 feet to the beginning corner.