FILED GREENVILLE CO. S. C.

BOOK 1289 FAGE 679

SEP 4 2 56 PH '7' DONNIE S. TARKERS R.H.C.

FIRST JAMES AND LOAN ASSOCIATION OF GREENVILLE

State o	f South	Carolina
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COUNTY OF\_

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

GREENVILLE

James O. Long	
(bereinafter referred to as M	ortgagor) (SEND(S) GREETINGS:
WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVING GREENVILLE, SOUTH CAROLINA (bereinafter referred to as Mortgagee) in the full and just s	10.D. V.
Fifteen Thousand and no/100	(\$ 15,000.00
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note <u>does</u> a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an econditions), said note to be repaid with interest as the rate or rates therein specified in installment	have scalation of interest rate under certain
Pifteen and 78/100(\$ 115.78) month hereafter, in advance, until the principal sum with interest has been paid in full, such payme of interest, computed monthly on unpaid principal balances, and then to the payment of principal	Dollars each on the first day of each
paid, to be due and payable25 years after date; and	

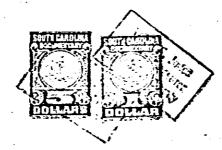
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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

All that certain piece, parcel, or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 7-D, 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 Page 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.



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