DONNIE S. TANKERSLEY

BOOK 1297 PAGE 616



State of South Carolina

GREENVILLE COUNTY OF

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

FOOTHILLS DELTA P, INC.

(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 (bereinafter referred to as Mortgagee) in the full and just sum of Thirty Six

Thousand Four Hundred and No/100----- (\$36,400.00)

does not Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

本語 to be due and payable 12 months 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, on the Northwestern side of Devon Drive, being shown and designated as Lot No. 94 on Plat of Knollwood Heights Addition, said Plat being made by Piedmont Engineers and Architects, dated March 23, 1968, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-F, Page 17, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwest side of Devon Drive at the joint front corner of Lots Nos. 93 and 94 and running thence with the joint line of Lots Nos. 93 and 94, N. 47-48 W. 34.7 feet to a point; thence S. 50-39 W. 121.6 feet to an iron pin at the joint rear corner of Lots Nos. 94 and 95; thence with the joint rear corner of Lots Nos. 94 and 95. S. 47-48 E. 359.4 feet to an iron pin on the Northwest side of Devon Drive; thence along the Northwest side of Devon Drive, N. 42-12 E. 120 feet to the point of beginning.

