

State of South Carolina

COUNTY OF

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GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN R. PATTERSON AND PHYLLIS Y. PATTERSON

Thereinafter 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 cherematter referred to as Mortgagee in the full and just sum of Twenty-six

Thousand One Hundred and No/100----- (\$26,100.00)

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 certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two Hundred Ten

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and inpaid for a period of therty days, or if there shall be any fadure 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 Mortgagoe for such further sums as may be advanced to the Mortgagoe'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 (\$300) to the Mortgagor in band will and truly paid by the Mortgagor at and before the scaling of these presents, the receipt whereof is hereby acknowledged, his granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor its successors and assigns, the following described real estate.

All that piece, parcel or lot of land situate, lying and being on the Northern side of Third Day Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 55 on a plat entitled "Canterbury Subdivision, Section I", dated March 22, 1972, and revised through May 2, 1974, prepared by Heaner Engineering Co., Inc., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D at page 52 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 54 and 55 and running thence with the line of Lot No. 54 N. 05-03-48 W. 116.19 feet to an iron pin; thence with the rear line of Lot No. 60 N. 77-08-00 E. 90 feet to an iron pin at the joint rear corner of Lots Nos. 55 and 56; thence with the line of Lot No. 55 S. 15-16-25 E. 111.94 feet to an iron pin on the Northern side of Third Day Street; thence with the curve of the Northern side of Third Day Street N. 79-49-54 E. 69.60 feet to the point of beginning.







