



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

MABLE T. MEARES

Hereafter referred to as Mortgagor - SENDS GREETINGS

WHEREAS, the Mortgage is well and truly related unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA hereafter referred to as Mortgagee - the sum of **TEN THOUSAND AND NO/100-----** (\$ 10,000.00)

Dollars as evidenced by Mortgagee's promise 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 conditions, and note to be repaid with interest at the rate or rates there specified in installments of **ONE HUNDRED TWENTY-SIX AND 68/100-----** 126.68 Dollars each on the first day of each month hereafter in advance, until the principal sum with interest has been paid, all 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 **10** 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 just due and unpaid for a period of thirty days or more, then the Mortgagor shall be and shall comply with and abide by any provisions in the Charter of the Mortgagee, or any stipulations set out in this mortgage, the which amount, in these respects 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 collateral given to secure same, for the purpose of collecting said principal and interest with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor 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 Mortgagee in hand well and truly paid by the Mortgagor at and by the reading of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, 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;**

ALL that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, near Mauldin, and being known and designated as Lot Number 36 of a subdivision known as Glendale, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book GG at Pages 32-33, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Drury Lane at the joint front corner of Lots 35 and 36 and running thence S 11-16 W. 155 ft. to a point on the Northern side of Haverhill Street at the joint rear corner of Lots 35 and 36; thence with the Northern side of Haverhill Street N. 78-44 W. 100 feet to a point at the joint rear corner of Lots 36 and 37; thence N. 11-16 E. 155 feet to a point on the Southern side of Drury Lane at the joint front corner of Lots 36 and 37; thence with the Southern side of Drury Lane S. 78-44 E. 100 feet to the point of beginning.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

This is the same property devised to the Mortgagor under the Will of James H. Meares, Jr., which Will is on file in the Probate Court for Greenville County in Apt. 1114, file 12.



S. H. C.

9387

4328 RV-21