

1913 - 627
GREENVILLE CO. S.C.

JUL 16 3 cs PM '13
STANLEY STANLEY



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Jasper Wylie Babb and Zuila R. Babb

Are often referred to as Mortgagors. SEND S. GREETINGS.

WHEREAS, the Mortgagors are well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagor) the sum of One hundred thousand

Forty Thousand and No/100 ----- \$ 40,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate; notwithstanding that if at the time of making of this note there is no provision for an escalation of interest rate under certain conditions, said note to be repaid with interest at the rate or rates then in effect, and in accordance with

Three Hundred Twenty-one & 85/100 \$ 321.35 Dollars each on the first day of each

month hereafter, in advance, until the principal and all interest has been paid, all such payments to be applied first to the payment of interest computed monthly on unpaid principal balance, and then to the payment of principal with the last payment of last month to be due and payable 30 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 default in the payment of any Bill of Lading or the Charter of the Mortgagor, or any stipulations set out in the mortgage, the whole amount in then under 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

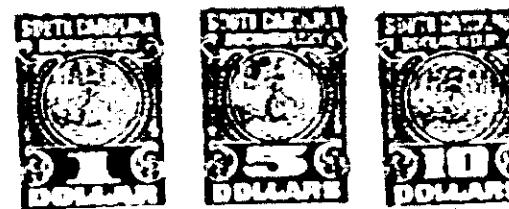
WHEREAS, the Mortgagor has received license exhibited to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs or for any other purpose.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and for further sums which may be advanced to the Mortgagor to the Mortgagor's account, doth acknowledge the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, and released to the Mortgagor, and the same will and shall remain unto the Mortgagor its successors and heirs, the following described real estate:

All that certain piece, situated, or lie 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 Eastern side of Aberdare Lane, at the northeastern corner of the intersection of Aberdare Lane with Rushden Drive, being shown and designated as Lot Number 90 on plat of Kingsgate recorded in Plat Book WWW at Pages 44 & 45 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Aberdare Lane, at the joint corner of Lots 89 & 90 and running thence with the common line of said lots, N 66-25 E 154.3 feet to a point in the rear line of Lot 88, joint corner of Lots 90 & 91; thence along the common line of Lots 90 & 91, S 23-35 E 150.0 feet to a point on the Northern side of Rushden Drive; thence along said Drive, S 66-25 W 90 feet to a point on the curvature of the intersection of Rushden Drive with Aberdare Lane; thence, continuing with the curvature of said intersection, the chord of which is N 75-55 W 39.6 feet to a point on Aberdare Lane; thence along Aberdare Lane, N 38-16 W 130 feet to the point of beginning.

5.16.03



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