

FILED
GREENVILLE CO. S.C.

11-16 - Feb 1977

CLERK'S OFFICE - GREENVILLE



1343-489

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John A. Bolen, Inc.

Subscribed and sworn to as Mustered - SENDS GREETINGS

WHEREAS, the Mortgagor is well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagor) the sum of \$-----

Thirty-Six Thousand and No/100----- is 36,000.00

Dollars as evidenced by Mortgagor's promissory note of even date hereto, which note does not contain a provision for escalation of interest rate, payable to and 10% of the note provides for an escalation of interest rate under certain conditions, and rates to be repaid with interest as the note specifies, except as follows:

Three and 22/100----- < 283.22 Dollars each on the first day of each month hereafter, and the principal amount thereof shall be applied first to the payment of interest computed to and paid prior to such date, and then to the principal with the last payment due and payable 30 years after date and

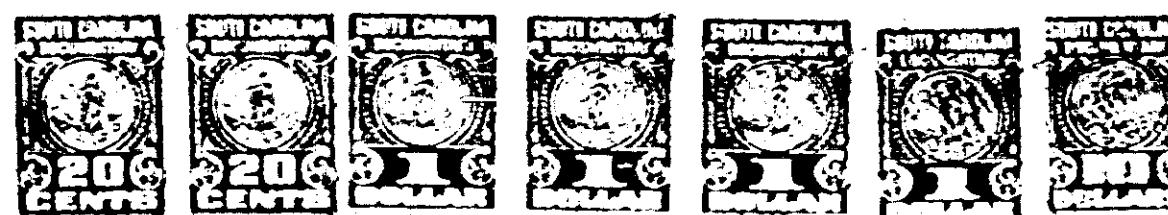
WHEREAS, and note further provides that at the time and payment of the principal or interest, the Mortgagor shall be paid due and unpaid for a period of thirty days or sixteen days if all the amounts unpaid and held by any Bank or in the Charter of the Mortgagor, or any stipulation set forth in this mortgage, the whole amount of the same which shall be the option of the holder thereof, to immediately due and payable, and shall have the right to sue for any proceedings upon said note and may accelerate and cause to be sold, same, for the purpose of collecting said principal, interest, with costs and expenses for proceeding, and costs, given to witness, same, for the purpose of collecting said principal, interest, with costs and expenses for proceeding,

WHEREAS, the Mortgagor may thereafter become indebted to the Mortgagor for which sums same may be advanced to the Mortgagor, and for the payment of taxes, insurance premiums, repairs, and other charges.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said note and to secure the payment thereof and for further sum which may be advanced to the Mortgagor to the Mortgagor, and for other considerations mentioned the sum of Three Dollars (\$3.00) to the Mortgagor, in hand well and truly paid by the Mortgagor, and for the sum of Three presents, the sum of wherof \$3.00 to the Mortgagor, in hand well and truly paid by the Mortgagor, and for the sum of Three presents, the sum of which sum, the Mortgagor has paid and discharged, and for the sum of Three presents, the sum of which sum, the Mortgagor will and release unto the Mortgagor, its successors, and assigns, the following described real estate:

All that certain piece, parcel, or tract of land, with all improvements thereon, or hereafter to be constructed thereon, situated, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Longstreet Drive, and being known and designated as Lot No. 115 on a plat of DEVENDER PLACE, Section II, recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 8 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Longstreet Drive, joint front corner of Lots 115 and 116 and running thence N.78-02 E. 150 feet to an iron pin; thence S.11-58 E. 90 feet to an iron pin; thence S.78-02 W. 150 feet to an iron pin on the eastern side of Longstreet Drive; thence with said Drive, N.11-58 W. 90 feet to the point of beginning.



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