

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of One Hundred Sixty=...

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 ...One .. Thousand .Seven ...

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 Mortgagor 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 Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns, the following described real estate:

ALL those certain pieces, parcels or lots of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 1 and 2 on plat entitled "Plat of Gladys S. Rice", dated December 26, 1962, prepared by Alex A. Moss, R.L.S., and having the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of a 50 foot street and running thence N. 4-27 E., 235.0 feet to a point on the southern edge of the right of way of U. S. Highway Interstate 85; thence, with the southern edge of said right of way S. 85-33 E., 335.0 feet to an old iron pin at the western edge of the Southern Rail Road right of way; thence S. 85-33 E., 100.3 feet to an old iron pin in the center line of said right of way; thence, along the center line of said right of way S. 9-06 W., 100 feet to an old iron pin, S. 11-08 W., 100 feet to an iron pin and S. 13-07 W., 36.5 feet to a point; thence, crossing Old Piedmont Road (Highway S-245), and running N. 85-33 W., 310.1 feet to a point on the northern side of a 50 foot street and N. 85-33 W., 100 feet to a point at the front corner of Lot No. 2, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 808 at Page 580.



