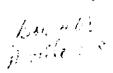
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## State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

CHARLES L. WINN and MARY F. WINN

(hereinafter 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 (hereinafter referred to as Mortgagoe) in the full and just sum of

THIRTY-SIX THOUSAND NINE HUNDRED AND NO/100----(\$ 36,900.00)

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

NINETY-SIX and 92/100------(\$ 296.92) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, 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 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 impaid 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 Mortgagoe 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:

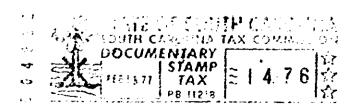
NOW KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagoe to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.60) to the Mortgagor in hand well and truly paid by 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 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, in the City of Greenville, on the northwestern side of Coventry Lane, known and designated as Lot No. 61 on plat of property of Central Development Corporation recorded in the R.M.C. Office for Greenville County in Plat Book BB, Pages 22 and 23 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northwestern side of Coventry Lane at the joint front corner of Lots 61 and 62 and running thence with the joint line of said lots, N 85-07 W, 152.4 feet to a point; thence N 27-34 E, 122.57 feet to a point at the joint rear corner of Lots 61 and 60; thence with the joint line of said lots, S 78-24 E, 116.7 feet to a point on the northwestern side of Coventry Lane; thence with Coventry Lane, S 11-05 W, 100 feet to the point of beginning.

This conveyance is made subject to all easements, restrictions and rights of way, if any, appearing of record affecting this property.

This is the same property conveyed to the mortgagors herein by deed of Donald B. Dillard and Sandra B. Dillard, dated February 17, 1977 and recorded in the R.M.C. Office for Greenville County on February  $\frac{8}{1977}$ , in Deed Book  $\frac{8}{1977}$ , Page  $\frac{8}{1977}$ .



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