Mortgagee's address: P. O. Box 408 Greenville, S.C. 29602

> GREENVILLE CO. S. C. 13 14 10 04 AV 17" DENIES STANGERGLEY

هره تتطابطه والمنطوع بالمرافي والمتأول والمناطبة والمنطيط والمنطوع والمنطوع والمناط والمتطاب والمتعالي والمناط والمتاط والمتاط

1394 n:652

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

DON F. BRIGGS AND JACQUELINE D. BRIGGS

(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 Forty-one. Thousand...

One Hundred and No/100-----

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 Three Hundred

Thirty and 71/100----(\$ 330.71 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 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 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 Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Dollars (53.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling of these presents, the receipt whereof is bereby acknowledged, has granted, bargained, sold, and 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 piece, parcel or lot of land situate, lying and being at the Southeastern corner of the intersection of Gray Fox Square and Newington Green, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 131 as shown on a plat entitled "Section One, Gray Fox Run", [revised] dated March 4, 1976, prepared by C. O. Riddle, Surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P at page 16, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Newington Green at the joint front corner of Lots Nos. 130 and 131 and running thence with the line of Lot No. 130 S. 2-36 W. 130 feet to an iron pin in the rear line of Lot No. 104; thence with the rear lines of Lots Nos. 104 and 103 N. 87-24 W. 130 feet to an iron pin on the Eastern side of Gray Fox Square; thence with the Eastern side of Gray Fox Square N. 2-36 E. 105 feet to an iron pin; thence with the intersection of Gray Fox Square and Newington Green N. 47-36 E. 35.4 feet to an iron pin on the Southern side of Newington Green; thence with the Southern side of Newington Green S. 87-24 E. 105 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Threatt-Maxwell Enterprises, Inc., dated April 7, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1.54 at page 5.39, on April 14, 1977.

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