

Mortgagee's Address: 301 College Street, Greenville, South Carolina

GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.H.C.

1402 353



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Robert P. Langford and Doris N. Langford

(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 Mortgagee) in the full and just sum of

Twelve Thousand and No/100----- (\$ 12,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (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 Hundred Seventy Two and 71/100----- (\$ 172.71 ) 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 8 years after date; and

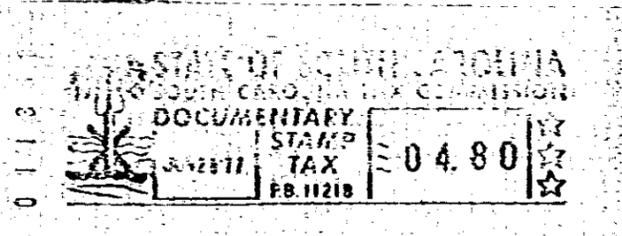
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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 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 Mortgagee 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 Mortgagee at and before the sealing 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 Mortgagee, 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, on Blue Ridge Drive near King Street, in the Sans Souci Section of Greenville County, about two miles North of the City of Greenville, said lot having the following lines, courses and distances:

BEGINNING at an iron pin on the northern edge of a five (5) foot sidewalk running along Blue Ridge Drive, said pin being the joint front corner of lots numbered sixteen (16) and seventeen (17), and running thence along the northern edge of said sidewalk, S 87-37 W sixty (60) feet to an iron pin, joint front corner of Lots fifteen (15) and sixteen (16); thence along the line of lot fifteen (15), N. 1-51 W one hundred and forty five (145) feet, to an iron pin, joint rear corner of Lots thirteen (13) and fifteen (15); thence along the rear line of lot thirteen (13), N 10-17 W sixty (60) feet to an iron pin, joint rear corner of lots thirteen (13) and sixteen (16); thence along the line of lot twenty-nine (29), N 89-03 E sixty seven and two tenths (67.2) feet to an iron pin, joint rear corner of lots sixteen (16) and seventeen(17); thence along the line of lot seventeen (17), S 2-25 E, two hundred and three (203) feet to an iron pin, the beginning corner, said lot being known and designated as lot numbered sixteen (16) on plat of said property recorded in the Office of the Register of Nesne Conveyance for Greenville County in Plat Book K at Page 303, which plat is hereby referred to and made a part hereof. This being the same property conveyed unto the Mortgagor herein by deed from James Hubert Rollins, of even date, to be recorded herewith.



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