##1404 or 301



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Emory D. Hamilton, Jr. and Heidi W. Hamilton

(hereinafter referred to as Mortgagor) (SEND(S) CREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND HOAN ASSOCIATION OF CREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of THITY THOUSAND SIX

Hundred and no/100----- (\$ 30,600.00--)

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 Thirty.

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 Mortgagor 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 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

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, City of Greenville, shown as Lot 34 on plat of Property of C. B. Martin, recorded in Plat Book F at page 102 and having, according to said plat, the following courses and distances:

BEGINNING at an iron pin on Highland Drive, joint front corner of Lots 34 and 35 and running thence N. 48-50 E. 180 feet to an iron pin; thence S. 41-10 E. 72.7 feet to an iron pin on the northwestern side of Waccamaw Avenue; thence with the northwestern side of Waccamaw Avenue? S. 48-50 W. 180 feet to an iron pin at the northern corner of the intersection of Highland Drive and Waccamaw Avenue; thence running with the northeastern side of Highland Drive, N. 41-10 W. 72.7 feet to an iron pin, the point of beginning.

Being the same property conveyed by David B. and Carol R. Mann by deed recorded July 180 1977.

က

 \mathfrak{D}

300

Э, О 77

Α.

Page 1

80.000

K).