GREENVILLE CO. S. C.

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FIRST

FIRST

FEDERAL SAVINGS

AND LOAN ASSOCIATION
OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John P. Stogner and Barbara B. Stogner

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

4 1402 m (2)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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

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 C (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 7: 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 Town of Mauldin, being located on the easterly side of Murray Drive and shown on plat prepared by Carolina Engineering and Surveying Company, dated May 29, 1967, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Murray Drive which iron pin is located 102 feet from the intersection of Murray Drive and Miller Road; and running thence N. 81-13 E. 100 feet to an iron pin; thence S. 19-56 E. 125.4 feet to an iron pin; thence S. 83-02 W. 100 feet to an iron pin on Murray Drive; thence with Murray Drive N. 20-06 W. 122 feet to the beginning corner.

This being the same property conveyed unto the Mortgagor herein by deed from D. C. Bryson, dated February 18, 1971 and recorded in the RMC Office for Greenville County on February 19, 1977, in Deed Volume 909 at Page 90.

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