GREENVILLE CO. S. C. FEB 28 11 27 AM '79

DONNIE S. TANKERSLEY



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

R. LENHARDT LATHEM AND JANIE W. LATHEM

(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

Thirty-Five Thousand and no/100-----

(\$35,000.00)

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

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, being shown and designated as Lot 30 on a plat of WESTCLIFFE, prepared by Piedmont Engineers and Architects December 11, 1963, recorded in the R.M.C. Office for Greenville County in Plat Book YY, at pages 168 and 169, and having the following metes and bounds to wit:

BEGINNING at an iron pin on the southern side of Elmhurst Road at the joint corner of lots 30 and 31, thence with the joint line of said lots S. 37-40 W., 295 feet to an iron pin; thence N. 85-02 E., 131.2 feet to an iron pin; thence N. 49-54 E., 200 feet to an iron pin on the southern side of Elmhurst Road; thence with said road, N. 43-43 W., 70 feet to an iron pin; thence continuing with said road, N. 52-12 W., 70 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from Daniel F. Williamson, dated January 16, 1979, recorded February 2, 1979, in Deed Book 1096 at page 482.

Mortgagee's mailing address is P.O. Drawer 408, Greenville, SC 29602

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SIAMP 14.00 Y

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