RESPERIENT HO. 22 COAPLIED WITH

100c1272 nsc332 Red salled in the cracested tel States and Lan Association LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF.

GREENVILLE

To All Whom These Presents May Concern:

SAMUEL JOHN ENGEL and VERA MAE ENGEL

MORTGAGE OF REAL ESTATE MAY 4

29789

47 at 379

(bereinafter referred to as Mortgagor) (SEND(S) CREETINGS

WHEREAS, the Mortgager is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CREENVILLE, SOUTH CAROLINA (bereinster referred to as Mortgager) in the full and just some of --Five Thousand and no/100ths -----

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain or 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

-Fifty-four and 13/100ths-----(\$54.13

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be post video and unpaid for a period of thirty days, or if there shall be any fasher 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 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 ach ascend by the Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns, the following described real estate:

All that certain piece, parcel or lot of hand, with all improvements thereon, or hereafter to be constructed thereon, saxate, bring and being in the State of South Carolina, County of Greenville, on the eastern side of Engel Drive, being shown and designated as Lot No. 34 on a plat of the subdivision of Oakland Terrace, Section II, made by C. C. Jones, Civil Engineer, osted January, 1961, recorded in the RMC Office for Greenville County, S.C., in-Plat Book 4-E, page 193, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Engel Drive at the rear corner on said drive of Lot No. 30 of Section I of Oakland Terrace, and running thence with Engel Drive N 7-32 W 143.4 feet to an iron pin; thence continuing with Engel Drive and following the curvature thereof, the chord of which is N 4-43 E, 80.5 feet to an iron pin; thence continuing with the curve of Engel Drive, the chord of which is N 29-25 E, 80.2