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PRESIDENCE SILEY

**State of South Carolina** 

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTA

To All Whom These Presents May Concern:

I, W. D. Yarborough, of Greenville County

(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 Mortgagoe) in the full and just sum of

GREENVILLE CO. S. C.

Kar 28 4 05 PH '74

AND LOAN ASSOCIATION OF GREENVILLE

Five Hundred Twenty-Nine Thousand, Four Hundred Fifty and No/100\$ 529, 450.00 F

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 & as set out in said...

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 Mortragor may hereafter become indebted to the Mortragee for such further sums as may be advanced to the Mortragor'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 cams which may be advanced by the Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Dollars 53000 to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is bereby acknowledged, has granted, burgoined, 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 let of land, with all improvements thereon, or hereafter to be constructed thereon, situate, bing and being in the State of South Carolina, County of Greenville, being shown on a plat entitled "Survey for W. D. Yarborough" prepared by Carolina Surveying Company, May 20, 1974, and recorded in the R. M. C. Office for Greenville County in Plat Book 5-F at and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Miller Road, joint front corner of property of Elizabeth C. Rouse, et al. and Y B Developers, Inc. and running thence with the center of said road the following courses and distances, to-wit: S. 4-51 W. 105 feet to a point; S. 8-35 W. 100 feet; S. 11-55 W. 200 feet; S. 13-05 W. 700 feet; S. 5-35 W. 131.5 feet; S. 2-44 E. 347.3 feet to a point in the center of said road; thence turning and running N. 74-50 W. 226.8 feet to a point; thence turning and running N. 46-06 W. 207.8 feet to a point; thence turning and running S. 38-53 W. 450.3 feet to a point; thence turning and running S. 38-53 W. 450.3 feet to a point;

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