5.

GREENVILLE CO. S. C.

WAY 16 3 58 PH '79

DONNIE S. TANKEPEND

R.M.C.

FIRST

WILKINS & WILKINS ATTYS.

PART JOHN ASSOCIATION
OF GREENVILLE First Federal Savings and Loan Association
OF GREENVILLE First Federal Savings and Loan Association
OF GREENVILLE FIRST

MORTGAGE OF REAL ESTATE

MORTGAGE OF REAL ESTATE

19 79

To All Whom These Presents May Concern:

4185

Witness Judy Mullinas

Calvin N. Cox

.... (bereinafter 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

Sixty-One Thousand Six Hundred and No/100----- (\$ 61,600.00

DIALY ONE INCOME.

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

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 Mortgagoe 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'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 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 land, with all improvements thereon or hereafter to be constructed thereon, situate, lying in the State of South Carolina, County of Greenville, being known and designated as Lot No. 150 subdivision known as Pebble Creek, Phase I, as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 5-D, at Pages 1-5, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Stallings Road at the joint front corner of Lot Nos. 150 and 151 and running thence with the common line of said Lots S. 55-15 f. 170.7 feet to an iron pin at the joint rear corner of said Lots chence turning and running with the common line of Lot Nos. 150 and 154 S. 14-29 W. C.2.0 feet to an iron pin at the joint rear corner of Lot Nos. 150 and 149; thence clurning and running with the common line of said Lots N. 86-41 W. 227.0 feet to an iron pin at the joint front corner of said Lots; thence turning and running along the southeastern side of Stallings Road N. 37-49 E. 158.0 feet to the point of BEGINNING.

This being the identical property conveyed unto the Mortgagor herein by deed of

328 RW-2