



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Phil H. Abrams and Sally S. Abrams, 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 Mortgagee) in the full and just sum of

Eighteen Thousand, Five Hundred and No/100-----(\$18,500.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Sixteen and 39/100-----(\$116.39) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment; if not sooner paid, to be due and payable 25 years after date; and

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 such 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**, at the intersection of **Guyton Street and Richbourg Road**, being known and designated as lot 136 on plat of **Heritage Hills**, dated May 26, 1964 by Piedmont Engineers and Artitects and recorded in the **R. M. C. Office for Greenville County in Plat Book YY at Page 187** being more particularly described as follows:

"BEGINNING at an iron pin on the northern side of Guyton Street, joint front corner of Lots 136 and 135 and running thence with the joint line of said lots, N. 19-53 W. 160.0 feet to an iron pin, joint rear corner of said lots; thence along the rear of Lots 136, 123 and 122, S. 70-07 W. 128.9 feet to an iron pin on Richbourg Road, joint front corner of Lots 136 and 122; thence with said road, S. 23-04 E. 135.6 feet to an iron pin; thence along the intersection of Richbourg Road with Guyton Street, the chord being S. 66-28 E. 36.3 feet to an iron pin on Guyton Street; thence with said street, N. 70-07 E. 95.0 feet to an iron pin, point of beginning; being the same conveyed to the mortgagors by Threatt-Maxwell Enterprises, Inc. by deed dated the 17th day of March 1965.

~~SATISFIED AND CANCELLED OF RECORD~~
8th DAY OF July 1987
Dennie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 1:34 O'CLOCK P.M. NO. 1352

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 102 PAGE 243