

SEP 24 3 52 PM '69

BOOK 1137 PAGE 533

OLLIE FARNSWORTH  
S. C.

## State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Erskine Johnson, 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

Fourteen Thousand and No/100-----(\$ 14,000.00 )

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 Eight and 06/100-----(\$ 108.06 )

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 Mortgagee in hand well and truly paid by the Mortgagor 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, on the western side of Lee Vaughn Road (S. C. Highway 417), lying south of Woodruff Road (S. C. Highway No. 146) and being known and designated as the major portion of Lot No. 4 together with an unnumbered lot lying south of Lot 4 and having an uniform width of 50 feet, as shown on plat entitled "Property of Tom Davis" prepared by Webb Surveying & Mapping Company dated June 6, 1968, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Lee Vaughn Road at the corner of property conveyed by Tom Davis to William Downs, Jr. by deed dated January 31, 1969, recorded in Deed Vol. , at Page , which point lies approximately 25 feet south of the joint front corner of Lots 3 and 4; thence along the line of the William Downs, Jr. property, N. 86-30 E. 297 feet, more or less, to a point; thence S. 1-10 W. 87.5 feet to an iron pin; thence continuing S. 1-10 W. 50 feet to a point; thence S. 86-30 E. 254 feet, more or less, to a point on the western side of Lee Vaughn Road; thence with Lee Vaughn Road, N. 18-30 E. 50 feet, more or less, to an iron pin at the corner of Lot 4; thence continuing, N. 18-30 E. 91 feet, more or less, to the point of beginning; being the same conveyed to me by Tom Davis by deed dated February 18, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 862, at Page 366.

The mortgagor's promissory note referred to above, contains, among other things, a provision for an increase in the interest rate.