

Nov 24 4 43 PM '69

BOOK 1142 PAGE 601

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Lewis W. Freeman, Jr.

(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 Eleven

Thousand Three Hundred and No/100

(\$ 11,300.00)

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 Eighty-seven and 22/100

(\$ 87.22)

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, in Butler Township, near the waters of Rocky Creek, branch waters of Enoree River, and having according to a plat made by R. K. Campbell, dated May 25, 1963, entitled, "Plat of I-0 Tract Cut from Property of Lewis W. Freeman", recorded in the RMC Office in Plat Book DDD, Page 85, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the center of a public road, which pin is located in a northerly direction 150 feet, more or less, from the intersection of said public road and the Greenville-Pelham Road and running thence with the center line of the aforesaid public road N 23-45 W 208.7 feet to an iron pin; thence along the line of property now or formerly of Lewis W. Freeman, Sr. N 62-0 W 208.7 feet to an iron pin; thence continuing with the line of property now or formerly of Lewis W. Freeman, Sr. S 23-45 E 208.7 feet to an iron pin on the northwesterly side of a 25 foot driveway; thence along the northerly side of said driveway S 62-0 W 208.7 feet to the point of beginning.

THE MORTGAGOR'S PROMISSORY NOTE REFERRED TO ABOVE, CONTAINS, AMONG OTHER THINGS, A PROVISION FOR AN INCREASE IN THE INTEREST RATE.