

## State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

W. F. SHIVERS, SR.

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOVE THOUSAND CHEENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of TWELVE THOUSAND

and no/100------- 12,000.00 )

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

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 Mortgage, 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 collaterab given to secure the context of the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS the Modagor 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 Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Dollars (5100) to the Mortgagor in band well and truly paid by the Mortgagor at and before the scaling of these presents, the receipt whereof is berely 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:

August 1960, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, Page 156, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Devonshire Lane, joint front corner of Lots Nos. 18 and 19 and running thence with the joint line of said lots, S. 9-45 W., 145 feet to a point; thence S. 76-01 E., 124.9 feet to a point; thence N. 6-10 E., 170 feet to a point on the Western side of Devonshire Lane; thence with the Western side of the said Devonshire Lane, N. 88-30 W., 120 feet to the point and place of beginning.

ALSO: ALL that piece, parcel or lot of land, together with buildings and improvements thereon or hereafter constructed thereon, situate, lying and being on the Northern side of Covington Road in the County of Greenville, State of South Carolina, being known and designated as Lot No. 90 on a Plat of NORTHWOOD HILLS, SECTION III, made by Piedmont Engineering Service in November 1960, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY, Page 37, and having according to said Plat the following metes and bounds, to-wit: BEGINNING at a point on the Western side of Covington Road, joint corner of Lots Nos. 89 and 90 and running thence with the joint line of said lots, N. 0-18 E., 195.1 feet to a point; thence N. 84-41 E., 98 feet to a point; thence S. 2-30 W., 205 feet to a point on the Western side of Covington Road; thence running with the Western side of Covington Road, S. 89-20 E., 130 feet to the point and place of beginning.

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