GREENVILLE CO. S. C. ALFIDAYII riled Rhi / !! DUNNE S. TANKERSLEY



State of South Carolina

GREENVILLE COUNTY OF.....

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, J. W. Pitts, 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 Mortgagoe) in the full and just sum of

Twelve Thousand and No/100-----

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

conditions', said note to be repaid with interest as the rate or rates therein specified MNEWNINNESS. the principal balance on or before 3 years from date, the interest payable semi-annually (5) NDORRESSANGUES (5) NDORRESSANGUES

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 to the Mortgagor's account, at I 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 I creby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagor its successors and excitors the following described and partiers. 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, O'Neal Township, located at the intersection of the northern side of Mt. Lebanon Road with the eastern side of Wingo Road, containing 16.87 acres according to plat prepared by Terry T. Dill, R.L.S., dated December 26, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Wingo Road at the corner of the Homer Babb Estate property and running thence with the line of said property, S. 87-15 E. 799 feet to an iron pin; thence S. 16-42 E. 765 feet to a point in the center of Mt. Lebanon Road; thence with the center of Mt. Lebanon Road, S. 65-21 W. 321 feet to a point; thence continuing with said road, S. 69-14 W. 400 feet to a point at the intersection of Mt. Lebanon Road with Wingo Road; thence following the curve of Wingo Road, the traverse line of which is N. 48-15 W. 165 feet to a point in the center of Wingo Road; thence continuing with Wingo Road, N. 13-49 W. 965 feet to the point of beginning; being the same conveyed to me by Hubert B. Ellison and W. Donald Owens by deed dated March 5, 1973 to be recorded herewith.

The mortgagee agrees to release each of the lots in this subdivision as recorded in Plat Book 4-X at Page 28 for the release price of \$2,000.00.