



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Edwin A. Vickery and Lydia Ann Lister Vickery

(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 -----

Twenty-six Thousand and No/100----- (\$ 26,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain 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 in installments of Two Hundred Thirteen

and 76/100----- (\$ 213.76) 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee'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 Mortgagor, 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, and being a part of Tract No. 5 described in deed of Plumer Coster and Smiley Coster to Ellie E. Smith dated Feb. 8, 1947, and recorded in Deed Book 331, at page 339, and being shown on a plat of "Property of Aronald Vickery" made by Wolfe & Huskey, Inc., Engineers, dated June 28, 1973, and containing 4.0 acres, according to said plat, and being more described according to the aforesaid plat by the following courses and distances, to-wit:

BEGINNING at a point in the center of S. C. Highway S. 23-113, which is 659.7 feet to intersection of S. C. Highway S. 23-92 and S. C. Highway S. 23-113, and running thence N. 16-38 E. with center of said Highway 230.2 feet to old spike; thence continuing with center of said Highway, N. 32-18 E. 282.6 feet to old spike; thence leaving said Highway S. 40-38 E. 482.7 feet with J. P. Collins line to old stone; thence S. 02-00 W. 199.14 feet to iron pin; thence with line of James D. Coster property N. 78-36 W. 535 feet to the point of beginning.



0.575

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