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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

BRENTON D. BRUNS and SHRYLE B. BRUNS

(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 SIXTY THOUSAND EIGHT HUNDRED & NO/100 ----------($ 60,800.00) 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 conditions), said note to be repaid with interest as the rate or rates therein specified in installments of FOUR HUNDRED SIXTY-SEVEN & 51/100 ----($ 467.51) 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 30 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 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, on the northwest side of the intersection of Lancelot Drive and Camelot Drive, shown and designated as Lot No. 22, of a subdivision known as Camelot on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW at Pages 46 and 47, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Lancelot Drive, joint front corner of Lots 22 and 23, running thence S. 59-41 E. 108.6-feet to an iron pin at the joint rear corner of Lots 22 and 21, and running thence along the line of these lots, N. 46-15 E. 174.8-feet to an iron pin on the southwest side of Camelot Drive; running thence along Camelot Drive which line is curved, the chord of which is N. 34-17 W. 17.0-feet to an iron pin; thence N. 58-27 W. 54.4-feet to an iron pin; thence continuing along Camelot Drive, N. 69-39 W. 44.0-feet to an iron pin; thence S. 88-41 W. 64.8-feet to an iron pin at the intersection of Camelot Drive and Lancelot Drive, the chord of which is S. 49-24 W. 38.69-feet to an iron pin; thence S. 10 W. 41.4-feet to an iron pin, thence S. 20-53 W. 60.0-feet to an iron pin, point of beginning.

This being the same property conveyed to the mortgagors by deed of W. N. Leslie, Individually, as recorded in the R.M.C. Office for Greenville County in Deed Book 1016, at Page 314 on April 1, 1975.

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