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DONNIE S. TANKERSLEY
R.H.C.

BOOK 1408 PAGE 794



P. O. BOX 408
GREENVILLE, S.C. 29602

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James D. Floyd and Johnnie C. Floyd

(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 Thousand Eight Hundred and No/100 ----- (\$20,800.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not
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 One Hundred

Sixty-Seven and 37/100 ----- (\$167.37) 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 collat-
erals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

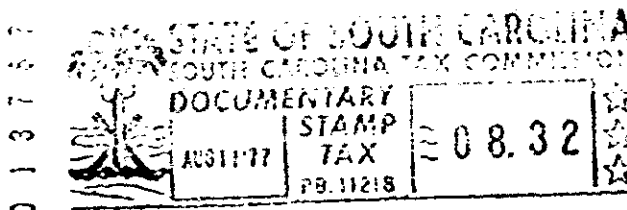
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the
Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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 southern side of Buxton Court
in Gantt Township, being shown as Lot No. 13 on a plat of the Subdivision of
Edgeworth, made by Piedmont Engineers and Architects, dated October 15, 1965, and
recorded in the Register of Mesne Conveyance Office for Greenville County, South
Carolina, in Plat Book LLL, page 113, and having according to said plat, the
following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Buxton Court at the
joint front corners of Lots No. 12 and No 13, and running thence South 1-58 West,
175.5 feet to an iron pin; thence along the line of property now or formerly
owned by Locke, South 88-02 East, 95 feet to an iron pin; thence along line
of Lot No. 14, North 1-58 East, 175.5 feet to an iron pin on Buxton Court; thence
along the southern side of Buxton Court, North 88-02 West, 95 feet to an iron
pin, the BEGINNING CORNER."

The above-described property was conveyed subject to easements and
rights of way for roads and utilities and other restrictions which may appear
of record or as shown on the premises, as well as restrictive covenants recorded
in Deed Book 806, page 135.



This being the same property conveyed to Mortgagee by Deed of
William L. Brooks & Aileen J. Brooks of even date to be recorded
herewith.

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