



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Doris Neese Livingston

(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 Nine Thousand and No/100----- (\$9,000.00 )

Dollars, as evidenced by Mortgagee'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 One Hundred Thirty.

One and 86/100----- \$ 131.86 ) 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 eight 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 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 Mortgagee in hand well and truly paid by the Mortgagor 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, known and designated as Lot No. 6 of a subdivision of Lot No. 32, plat of Earle Subdivision, property of Looper and Yawn, said plat having been recorded in the RMC Office for Greenville in Plat Book "F" at page 77 and having the following metes and bounds, according to a recent survey prepared by J. C. Hill, as follows:

BEGINNING at a stake on the north side of Wilbanks Street, 164.2 feet from White Horse Road, and running thence N. 10-15 W. 200 feet to a stake in line of Lot No. 33; thence with the line of said lot, S. 79-45 W. 50 feet to an iron pin, corner of Lot No. 34; thence with the line of said lot, S. 10-15 E. 200 feet to an iron pin on Wilbanks Street; thence with said street, N. 79-45 E. 50 feet to the point of BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from Vivian Ann Manley recorded December 10, 1976 in Deed Book 1047, at Page 753, RMC Office for Greenville County.

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