

Mortgagee's address:
P. O. Drawer 408
Greenville, S.C.



State of South Carolina

COUNTY OF **GREENVILLE**

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

One Thousand East North - A General Partnership

(hereinafter referred to as Mortgagee) (SEND NO GREETINGS)

WHEREAS, the Mortgagee 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

Thirty-Nine Thousand Five Hundred Fifty and no/100ths (\$39,550.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate; paragraph 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions, said note to be repaid with interest at the rate or rates therein specified in installments of **Four Hundred**

One and 16/100ths----- **\$401.16** 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 of not more than \$401.16, to be due and payable **15** 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 Mortgagee 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 Mortgagee 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, conveyed, 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, City of Greenville, on the northern side of Whitsitt Street, being shown and designated as Lot No. 2 and part of Lot No. 3, Block 12 of plat entitled "Subdivision of Boyce Lawn Addition", prepared by J. T. Lawrence, revised Jan. 22, 1908, recorded in the RMC Office for Greenville County in Plat Book A at page 179 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Whitsitt Street at the joint front corner of Lots No. 1 and 2 and running thence with the line of Lot No. 1, N. 15 W., 126 feet 1 inch to an iron pin on a ten foot alley; thence N. 76-45 E., 71 feet, 3 inches along the line of said alley to a point; thence S. 15 E., 126 feet 1 inch to a point on the northern side of Whitsitt Street; thence with the northern side of Whitsitt Street, S. 76 W., 71 feet 3 inches to the point of beginning, being all of Lot No. 2 and adjoining 2 1/2 feet of Lot No. 3. **DERIVATION:** Deed of James D. Miller, to be recorded herewith.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, shown as the eastern portion of Lot No. 3, Block 12 of the Boyce Lawn Addition to Greenville, as shown on plat recorded in the RMC Office for Greenville County in Plat Book A at page 179 and being more fully described as follows:

BEGINNING at an iron pin on the northern side of Whitsitt Street, at the joint corner of this property and Lot No. 4, and running thence with Lot No. 4, N. 15-0 W., 126.1 feet to an iron pin located on the southern side of a 10 ft. alley; thence N. 76-45 E., 66.3 feet to an iron pin also located on the southern side of the 10 ft. alley; thence S. 15-0 E., 126.1 feet to a point on the northern side of Whitsitt Street; thence with Whitsitt St., S. 76-45 W., 66.3 feet to the point of beginning.

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