



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Morgan D. Arant, of Greenville County,

(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

Fifteen Thousand, Two Hundred and No/100-----(\$ 15,200.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Four and 56/100-----(\$ 104.56)

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 20 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 such 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, at the northwesterly corner of the intersection of Paris Mountain State Park Road and Timber Lane, near the City of Greenville, being shown as Lot 1 on a plat of Hollyvale, as recorded in the R. M. C. Office for Greenville County in Plat Book Y at Page 131, and also including two triangular shaped lots adjacent to Lot 1 on the northeastern side of Lot 1, said property having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwesterly corner of the intersection of Paris Mountain State Park Road and Timber Lane and running thence along the northwesterly side of Paris Mountain State Park Road, N. 26-20 E. 115 feet to an iron pin; thence N. 3-45 E. 99.6 feet to an iron pin on Paris Mountain State Park Road; thence along the rear of Lot 1 and the triangular shaped lots, N. 78-05 W. 46.2 feet to an iron pin; thence continuing N. 82-12 W. 114.3 feet to an iron pin, joint rear corner of Lots 1 and 32; thence along the joint line of said lots, S. 57-21 W. 226.4 feet to an iron pin on the northwesterly side of Timber Lane; thence with said street, S. 58-39 E. 82.7 feet; thence S. 66-49 E. 156.3 feet to an iron pin at the intersection of Timber Lane and Paris Mountain State Park Road; thence around said intersection on a curve the chord of which is N. 68-11 E. 35.4 feet to the point of beginning.

Subject, however, to an easement granted to Greenville County dated October 1962 for the purpose of widening Paris Mountain State Park Road.

The above described property is the same conveyed to me by Ralph W. Leach and Ethel M. Leach by their deed dated October 31, 1964, to be recorded herewith.

SATISFIED AND CANCELLED OF RECORD
17th DAY OF MAR 19 83
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10 O'CLOCK A. M. NO. 23374

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 79 PAGE 1770