



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Sol E. Abrams, 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

Forty-Five Thousand and No/100----- (\$45,000.00)

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 Three Hundred Seventy-Three and 70/100 (\$ 373.70)

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 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 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, in Paris Mountain Township, on Paris Mountain, lying between the Old Hotel Road and Lake Circle Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Lake Circle Road, corner of property of J. Warren White, formerly of J. D. Woodside, and running thence along line of said White property, S. 78-0 W. 212 feet to an iron pin in the East side of Old Hotel Road; thence along the East side of said Road, N. 12-35 W. 155 feet to a bend in said Road; thence still with said Road, N. 10-18 E. 224 feet to a bend in said Road; thence still with said Road, N. 34-02 W. 156 feet to an iron pin, corner of property of Lillian Moran; thence along line of said Moran property, N. 86-0 E. 215 feet to an iron pin in the West side of Lake Circle Road; thence along the West side of Lake Circle Road, S. 3-15 W. 229 feet to a bend in said Road; thence still with the West side of said Road, S. 9-0 E. 188 feet to a bend in said Road; thence still with the West side of said Road, S. 41-20 E. 79 feet to an iron pin, the point of beginning. Being Lot No. 40, Section B.

The above described property is the same conveyed to the mortgagor by Bjarni Gudjonsson by deed dated June 30, 1964 and recorded in Deed Vol. 752 at Page 243.

SATISFIED AND CANCELLED OR RECORDED

1st DAY OF April 1980

Dannia S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S.C.

AT 4:13 O'CLOCK P.M. NO. 29164

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 70 PAGE 427