

FEB 29 11 25 AM 1968

OLLIE FARNSWORTH  
R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

Ben Byers

(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-Seven Thousand Nine Hundred and No/100----- (\$ 27,900.00 ) 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 Ninety-Two and 77/100-- (\$192.77-- ) 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 25 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, near the City of Greenville, on the Southeast side of Cherokee Drive, being shown as the Southeast 90 feet of Lot 357 and as the Northwest 20 feet of Lot 358 on Plat of Sector VII, Botany Woods, made by Piedmont Engineering Service, June, 1962, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at Pages 76 and 77, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Cherokee Drive in the front line of Lot 357, said pin being located 10 feet Southeast from the joint front corner of Lots 356 and 357; and running thence through Lot 357, S. 57-11 W. 200 feet to an iron pin in the rear line of Lot 357; thence S. 32-49 E. 110 feet to an iron pin in the rear line of Lot 358; thence through Lot 358, N. 57-11 E. 200 feet to an iron pin on the Southwest side of Cherokee Drive; thence along Cherokee Drive, N. 32-49 W. 110 feet to the beginning corner.

The mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of 1% of the principal balance then existing.

SATISFIED AND CANCELLED OF RECORD

31 DAY OF May 1968

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

AT 1 O'CLOCK P. M. NO 3398

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 90 PAGE 127 E