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GREENVILLE CO. S. C.

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BOOK 1128 PAGE 55

OLLIE FARNSWORTH



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

J. W. ROBERTS

(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

(\$ 23,000.00)

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 (\$ 173.73)

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..... 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, shown as lot 116

on a plat of Poinsettia Subdivision, Section 3 by Piedmont Engineers and Architects dated July 15, 1967, revised July 28, 1967 and recorded in the R. M. C. Office for Greenville County in plat book PPP, page 141 and being more particularly described according to said plat, to wit:

BEGINNING at an iron pin on the southern side of Aster Drive at the joint front corners of lots 115 and 116 and running thence with Aster Drive S77-57E 110 ft. to an iron pin at the intersection of Aster Drive and Hillpine Drive; thence with the curve of said intersection the chord being S39-14E 39.05 ft to an iron pin on Hillpine Drive; thence with Hillpine Drive S0-31E 54.5 ft to an iron pin; thence still with Hillpine Drive S14-25E 80 ft. to an iron pin at the joint corners of lots 116 and 117; thence with the line of lot 117 N85-38W 119 ft. to an iron pin; thence N77-57W 70 ft. to an iron pin; thence N12-03E 165 ft. to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Poinsett Realty Co. to be recorded of even date herewith.

THE MORTGAGOR'S PROMISSORY NOTE REFERRED TO ABOVE, CONTAINS, AMONG OTHER THINGS, A PROVISION FOR AN INCREASE IN THE INTEREST RATE.

PAID, SATISFIED AND CANCELLED