

FILED
GREENVILLE CO. S. C.

BOOK 1133 PAGE 113

AUG 23 10 46 AM '68

LILLIE FARNSWORTH
R. H. C.



**FIRST
FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE**

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Willis H. Pack, 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

Fourteen Thousand, Seven Hundred and No/100-----(\$ 14,700.00)
Dollars, as evidenced by Mortgagee's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Thirteen and 47/100-----% 113.47)
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 said article by any Borrower, as the Charter of the Mortgagee, or any stipulation set out in this mortgage, the whole amount due thereunder shall, at the option of the Mortgagee, 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 such proceedings; and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor 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 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 Mortgagee, as hereinafter set out, well and truly paid by the Mortgagor, at and before the signing of these presents, the receipt whereof is hereby acknowledged, he grants, bargains, sells, conveys and releases, 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, being known and designated as Lot 113 of a subdivision known as Coleman Heights according to a plat thereof prepared February 1958, by Terry T. Dill, C. E. and L. S., recorded in the R. M. C. Office for Greenville County in Plat Book RR at Page 115 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of West Drive, joint front corner of Lots 108 and 113 and running thence with the joint line of said lots, S. 66-35 W. 297.4 feet to an iron pin in the line of property of Mrs. J. N. Bates; running thence along the line of said property, S. 17-01 E. 151 feet to an iron pin, joint rear corner of Lots 113 and 114; thence with the joint line of said lots, N. 66-46 E. 313.6 feet to an iron pin on the western side of West Drive; thence with the western side of West Drive, N. 23-05 W. 150.1 feet to the point of beginning; being the same conveyed to me by J. H. Mauldin by deed of even date to be recorded herewith."

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