

OLLIE FARNSWORTH
L. C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, L. W. Abbott and Claribel Abbott, 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

Seven Thousand, Five Hundred and No/100-----\$ 7,500.00)

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 Six and 03/100-----(\$ 106.03)

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 8 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, containing 3.00 acres according to a survey made by W. J. Riddle, July 1950 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Gibbon Road and running thence with said Road, North 37 East 42 feet to an iron pin; thence continuing along the center of said Road, North 45 East 167 feet to a stake; running thence North 45-15 West 22.5 feet to a stake; running thence along Fleming line, South 42-15 West 712 feet to a stake; thence South 48-30 West 166 feet to a stake; running thence along R. C. Bowen line, North 46-0 West 692 feet to a stake; running thence North 46-0 West 22.5 feet to the beginning corner; being the same conveyed to us by R. C. Bowen by deed dated November 15, 1950 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 427 at Page 504. LESS, HOWEVER, all that piece, parcel or lot of land, containing 1.45 acres in the State of South Carolina, County of Greenville, being shown as Lots 1 and 2 on a plat of the Property of L. W. Abbott and Claribel Abbott dated September 1952 and recorded in Plat Book TT at Page 29; said deed being recorded in Deed Vol. 634 at Page 226 and dated September 12, 1959, and LESS, HOWEVER, a 15-foot right-of-way easement across the northeastern edge of Lot 3 as shown on plat referred to above and running the entire length of Lot 3. Said easement conveyed to Cecil F. Wynn and Glenda A. Wynn for the purpose of vehicular ingress and egress and said easement being recorded in Deed Vol. 634 at Page 226.