

FILED
GREENVILLE CO. S. C.

Oct 21 2 16 PM '69

OLLIE FARNSWORTH
R. M. C.

BOOK 1140 PAGE 137



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

JIM WILLIAMS, INC.

(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

Nineteen Thousand and no/100 ----- (\$ 19,000.00)
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 **One Hundred and Forty Six and 65/100 (\$ 146.65)** 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 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 in hand well and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is hereto 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 and on the northeastern

side of Overton Avenue being shown as Lot No. 9 on plat entitled Cedar Vale
THE MORTGAGOR'S PROMISSORY NOTE RECORDED IN DEED BOOK 1140, PAGE 13 IN THE R. M. C. OFFICE FOR GREENVILLE
TO ABOVE CONTAINS A PROVISION FOR AN INCREASE IN THE INTEREST RATE.
PROVISION FOR AN INCREASE IN THE INTEREST RATE.
said plat the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Overton Avenue at the joint front corner of Lots 9 and 8 and running thence with the line of Lot 8 N. 23-19 E. 175 feet to an iron pin; thence S. 67-47 E. 260 feet to an iron pin at the rear corner of Lot 10; thence with the line of Lot 10 S. 67-38 W. 285 feet to an iron pin on the northeastern side of Overton Avenue; thence with the northeastern side of Overton Avenue N. 40-08 W. 50 feet and N. 61-06 W. 16.2 feet to beginning corner.

This property is conveyed subject to restrictions recorded in Deed Book 800 at Page 277 and also conveyed subject to all other easements and right of way of record and on the ground which affect said property.