

Nov 12 9 45 AM '69



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ETHEL HARRIS QUINN

(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

Forty Five Thousand and No/100----- (\$ 45,000.00)

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 Four Hundred Thirty and 06/100----- (\$ 430.06)

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.....15.....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 the City of Greenville, on the eastern side of North Main Street and being known and designated as Lots 2 and 3, Block C, on plat of Northgate, Property of Utopian Developing Company, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "G", at Pages 135 and 136, and the major portion of Lot 1, Block C, on plat of Northgate, Property of J. A. and P. F. Cureton, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "K", at Page 113, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of North Main Street at the joint front corner of Lots 1 and 2 of the first above-mentioned plat, which point is 80 feet in a northerly direction from the northeastern corner of the intersection of North Main Street and East Avondale, and running thence along the eastern side of North Main Street as follows: N. 13-25 E. 80 feet to an iron pin, N. 9-19 E. 81.6 feet to an iron pin, and N. 8-31 E. 75 feet to an iron pin; thence in a southeasterly direction 183 feet, more or less, to an iron pin in the rear line of said Lot 1 on the last referred to plat; thence along the rear line of said Lot 1 S. 4-22 W. 93.67 feet to an iron pin at the joint rear corner of said Lot 1 and Lot 3 of the first above-mentioned plat; thence along the rear line of Lots 3 and 2 in a southerly direction 163.5 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the joint line of said Lots N. 74-29 W. 194.35 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by three separate deeds recorded in the RMC Office for Greenville County, South Carolina, in the following deed books: Deed Book 313, Page 93, Deed Book 279, Page 382, and Deed Book 138, at Page 117

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