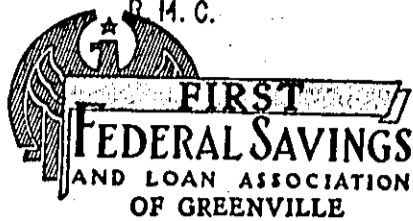


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OLLIE FARNSWORTH  
R. M. C.

BOOK 1163 PAGE 624



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

L. Sarah Eleanor Alexander McCorkle, 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

Two Thousand, Eight Hundred and No/100-----(\$ 2,800.00) 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 Sixty-Eight and 37/100-----(\$ 68.37) 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 4 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, being known and designated as Tracts Nos. 1 and 3 according to a plat entitled "Property of Eleanor Alexander Estate" prepared by C. O. Riddle, Surveyor, dated March 1953 and recorded in the R. M. C. Office for Greenville County in Plat Book DD at Page 65, and having according to said plat (describing both Tracts 1 and 3 together), the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Paris Mountain Road, joint front corner of Tract 1 and property now or formerly owned by Charles Alexander, and running thence along the line of Charles Alexander, S. 26-07 E. 77.3 feet to an iron pin; thence with the joint line of Tracts 2 and 3, the following metes and bounds: S. 38-01 E. 100 feet, N. 81-18 E. 225 feet, and S. 36-52 E. 274.7 feet to an iron pin in the line of property now or formerly owned by Pollard; thence with Pollard's line, S. 27-35 W. 613 feet to an iron pin at the joint corner of Tracts 3 and 4; thence along the joint line of said tracts, N. 42-50 W. 876 feet to a white oak on the southern side of Paris Mountain Road; thence with Paris Mountain Road, the following metes and bounds, to-wit: N. 60-18 E. 51.3 feet to an iron pin, N. 60-18 E. 241.5 feet, N. 35-18 E. 35.8 feet, and N. 59-41 E. 130.3 feet to the beginning corner, and being the same conveyed to Luther Clinton Alexander and Sarah Eleanor Alexander McCorkle by Luther Charles Alexander by deed dated March 10, 1953, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 474, at Page 147. Tract No. 1 contains .17 acres and Tract No. 3 contains 8.58 acres. The said Luther Clinton Alexander died testate on July 12, 1970 and devised the above described property to the mortgagor as will appear in the Office of the Probate Judge for Greenville County in Apt. 1139, File 8.

Subject to an easement recorded in the R.M. C. Office for Greenville County in Deed Vol. 474, at Page 142.

The mortgagor's promissory note referred to above, contains, among other things, a provision for an increase in the interest rate.