



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern;

I, Myrtice L. Waddell, 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

Twenty Thousand and No/100----- (\$ 20,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note contains a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

One Hundred Ninety-One and 14/100----- 191.14) 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 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 Mortgagee 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, situate on the southeast side of U. S. Highway No. 29, (also known as Greenville-Spartanburg Super Highway) near the Town of Taylors, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southeast side of U. S. Highway No. 29 at the corner of property now or formerly of W. S. Edwards and running thence along said Edwards line South 39-00 East 282 feet to an iron pin on the northwest edge of the right-of-way of Piedmont & Northern Railroad; thence along the northwest edge of said right-of-way, South 59-00 West 60 feet to an iron pin; thence North 39-30 W. 272.5 feet, more or less, to an iron pin on the southeast side of U. S. Highway No. 29; thence along the southeast edge of said highway, N. 50-15 E. 60 feet to the point of beginning.

ALSO: All right, title and interest which the mortgagor has in and to that strip of land lying southeast of the center line of U. S. Highway No. 29 and adjacent to the above described lot; also, all right, title and interest which the mortgagor has in, and to that strip of land lying northwest of the center line of the right-of-way of Piedmont & Northern Railroad and adjacent to the rear of the above described lot.

The foregoing lot of land is the same conveyed to the mortgage by deed of Leland J. Alewine, dated January 18, 1962, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 690 at Page 453.

ALSO: All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the south side of U. S. Highway No. 29 about one mile west of the Town of Taylors as shown on a plat of the property of Myrtice L. Waddell made by J. C. Hill, Surveyor, on February 3, 1960, and recorded in the R. M. C. Office for Greenville County in Plat Book TT at page 135, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the right-of-way of U. S. Highway 29 and running along said right-of-way, North 50-45 East 100.30 feet to an iron pin at the edge of the right-of-way (OVER)