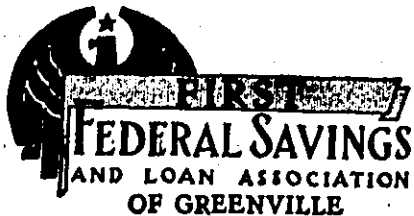


BOOK 1201 PAGE 365

FILED  
GREENVILLE CO. S. C.

AUG 5 3 38 PM '71

OLLIE FARNSWORTH  
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Dan E. Bruce and Nancy A. Roper

(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-six Thousand and No/100 (\$ 46,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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

Three Hundred Eighty-four and 77/100 (\$ 384.77)

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 20 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 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 those certain pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, in a subdivision known as Traxler Park and being shown and designated as Lots Nos. 112 and 113 and the southern one-half of Lot No. 111, as shown on plat recorded in Plat Book F, at Pages 114 and 115 in the R. M. C. Office for Greenville County, and having according to a survey made by W. J. Riddle, dated August, 1948, the following metes and bounds, to-wit:~~

All those certain pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, in a subdivision known as Traxler Park and being shown and designated as Lots Nos. 112 and 113 and the southern one-half of Lot No. 111, as shown on plat recorded in Plat Book F, at Pages 114 and 115 in the R. M. C. Office for Greenville County, and having according to a survey made by W. J. Riddle, dated August, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Park Drive and running thence along the line of property now or formerly of R. M. Mills N. 2-40 W. 320.3 feet to an iron pin; running thence along line of property now or formerly of Branyon S. 53-46 W. 346 feet to an iron pin on Augusta Road; running thence with Augusta Road and sidewalk S. 36-24 E. 154.5 feet to a curve; running thence with this curve S. 68-12 E. 60 feet to an iron pin; running thence with Park Drive N. 78-08 E. 150 feet to the beginning corner.