

GREENVILLE CO. S. C.

APR 18 3 20 PM '72

BOOK 1229 PAGE 569

OLLIE FARNSWORTH
R. M. C.

**FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE**

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

J. Harold Davis and Martha K. Davis

(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

Fourteen Thousand and No/100----- (\$ 14,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain 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 Twelve and 79/100----- (\$ 112.79) 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 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, located at the Northwestern corner of Welcome Avenue and Mary Street, being known and designated as Lot No. 117 and a small 20-foot strip of Lot 116, as shown on a plat entitled Camilla Park, Map No. 2, prepared by W. J. Riddle, dated December, 1943, of record in the Office of the RMC for Greenville County in Plat Book M, Page 85, and having, according to said plat, the following metes and bounds, to wit:

AS TO LOT NO. 117:

BEGINNING at an iron pin on the Northwestern side of Welcome Avenue at the intersection of Welcome Avenue and Mary Street, running thence with the Northwestern side of Welcome Avenue, S. 59-30 W. 150 feet to a stake at the corner of Lot 86; running thence with the line of Lots 86, 87 and 88, N. 6-42 W. 203.3 feet to a stake at the corner of Lot 116; running thence with Lot 116, S. 87-52 E. 187 feet to an iron pin on Mary Street; running thence with the Western side of Mary Street, S. 2-08 W. 76 feet to a stake; thence continuing with Mary Street, S. 35-18 W. 53.6 feet to the beginning corner.

AS TO A PORTION OF LOT 116:

BEGINNING at an iron pin on the Western side of Mary Street at the joint front corner of Lots 116 and 117, running thence with the Western side of Mary Street, N. 2-08 E. 20 feet to a stake; running thence through Lot 116 in a new line, N. 82-52 W. 190 feet, more or less, to an iron pin in the rear line of Lot 116; running thence with the rear line of Lot 116, S. 6-42 E. 20 feet to an iron pin at the rear corner of Lots 116 and 117; running thence with the joint line of said lots, S. 82-52 E. 187 feet to the beginning corner.