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GREENVILLE, CO. S. C.

SEP 1 1 45 PM '72

ELIZABETH RIDDLE  
R.M.C.

BOOK 1247 PAGE 574



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ROBERT L. BUTTERS AND LOURDINE S. BUTTERS

(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/100THS-----(\$ 45,000.00-----)

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 THREE HUNDRED

FOURTEEN AND 65/100THS----- (\$ 314.65-----) 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 30 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, in Fairview Township, containing 40.57 acres, more or less, as shown on a plat of property of S. A. Fowler Estate, prepared by C. O. Riddle, RLS, in September, 1966, the same being recorded in the RMC Office for Greenville County in Plat Book NNN at Page 106, and having the courses and distances shown on said plat. Being designated in the Auditor's Office as 567.1-1-32.1.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in Fairview Township, County of Greenville, State of South Carolina, containing two (2) acres, more or less, adjoining the above described 40.57 acres, and shown on the aforesaid plat as having the following courses and distances, to-wit:

BEGINNING at a point in the center of Nash Mill Road located 25 feet West of an iron pin on the Eastern side of said Road, and running thence N. 80-21 E. 194.3 feet to an old iron pin on the 40.57 acre tract; thence S. 12-03 E. 600 feet, more or less, to a point in the center of the Fountain Inn-Fairview Road; thence with the center of said Road in a Western direction to a point in the center of the intersection of said Roads; thence with the center line of Nash Mill Road in a Northwestern direction to the point of beginning in said Road. Being shown in the Auditor's Office as 568.4-1-26.1.