



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Ernest L. Carswell, Jr.

(hereinafter referred to as Mortgagor) (SEND(S) GREETING)

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 THREE THOUSAND EIGHT HUNDRED AND NO/100 - - - - - (\$43,800.00)

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 SIXTEEN AND 57/100 - - - - - (\$316.57) 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 29 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 collateral 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 Mortgagor at and before the making of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, 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, being and being in the State of South Carolina, County of Greenville, on the southern side of Phillips Road, being shown as a tract containing 1.77 acres on a plat of the Property of Threatt-Maxwell Enterprises, Inc. dated October 19, 1972, prepared by Piedmont Engineers and Architects and recorded in Plat Book 4W, at Page 15 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of Phillips Road at the corner of property now or formerly belonging to Reeves and running thence with the Reeves property, S. 22-57 W. 418.4 feet to an iron pin in the line of property now or formerly belonging to Alewine; thence with the Alewine property S. 88-30 W. 100 feet to an iron pin at the corner of property belonging to Threatt-Maxwell Enterprises, Inc.; thence with said property N. 0-19 E. 311.1 feet to an iron pin; thence still with said property N. 23-28 E. 170.3 feet to an iron pin in Phillips Road; thence with said Road S. 67-37 E. 209.2 feet to the point of beginning.

The net acreage on the above named plat is shown as 1.65 acres to the road right-of-way.