



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Marshall E. Jones, Jr., 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

Eight Thousand, Seven Hundred Fifty and No/100-----(\$ 8,750.00)

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

Eighty-two and 37/100-----(\$ 82.37) 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 5 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 Austin Township, being known and designated as Tracts Nos. 18 and 19 on a plat of property of Marsmen, Inc., near Simpsonville, South Carolina, recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

Tract No. 18: BEGINNING at an iron pin in the center of Old State Highway No. 14, joint corner of Tracts 18 and 19 and running thence with the line of Tract No. 19, N. 50-14 E. 649.1 feet to an iron pin; thence N. 44-31 W. 278 feet to an iron pin, joint corner of Tracts 17 and 18; thence with line of Tract No. 17, S. 51-19 W. 640 feet to an iron pin in center of Old State Highway No. 14, thence with center of said highway, S. 39-48 E. 275 feet to an iron pin, the beginning corner and containing 4.28 acres.

Tract No. 19: BEGINNING at an iron pin in the center of Old State Highway No. 14, joint corner of Tracts 19 and 20, and running thence with line of Tract No. 20, N. 48-01 E. 670.1 feet to an iron pin; thence N. 44-31 W. 280 feet to an iron pin, joint corner of Tracts 18 and 19; thence with line of Tract 18, S. 50-14 W. 649.1 feet to an iron pin in center of Old State Highway No. 14; thence with center of Old State Highway No. 14; S. 39-48 E. 278 feet to an iron pin, the beginning corner, and containing 3.97 acres.

ALSO: All that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, being known and designated as the south one-half of Tract No. 17 of the property of Marsmen, Inc., recorded in the R. M. C. Office for Greenville County in Plat Book S, at Page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of the New State Highway No. 14, joint corner of Tracts Nos. 18 and 17, and running thence with line of Tract No. 18, N. 51-19 E. 640 feet to an iron pin; thence N. 44-31 W. 137 1/2 feet to Mahaffey's corner; thence with Mahaffey's line, approximately S. 50-21 W. 622 feet, more or less, to a stake on the East side of New State Highway No. 14; thence S. 39-48 E. 137 1/2 feet to an iron pin, the beginning corner, containing 1.89 acres, more or less.