



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Terry C. Morgan

(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

Thirty-Five Thousand and No/100----- (\$ 35,000.00 )

Dollars as evidenced by Mortgagee'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 Two Hundred

Forty-Seven and 01/100----- (\$ 247.01 ) 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 assets owned or to be owned 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 Mortgagee'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 sealing of these presents, the receipt whereof is hereby acknowledged, has granted, 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, situated, lying and being in the State of South Carolina, County of Greenville, containing 3.44 acres, more or less, and having, according to a plat thereof made by W. J. Riddle on February 28, 1940, the following metes and bounds, to-wit:

Beginning at a point in the center of a road (now designated as Sentell Road) established by survey of W. J. Riddle between this tract and property now or formerly of Sentell, at Mrs. Sentell's corner in said road; thence, N. 68-00 E., 199.5 feet to a stake; thence, S. 80-00 E., 161.8 feet to a stake on the line of property now or formerly owned by H. K. Townes; thence with the line of said property, N. 29-05 E., 491.3 feet to a stake; thence, N. 21-00 W., 46 feet, crossing a branch, to a pin on the north bank of said branch; thence, S. 46-40 W., 211.2 feet to again on the corner of property now or formerly owned by R. D. Phillips; thence, N. 70-00 W., 324.3 feet to a point in the center of the first named road at the corner of property now or formerly owned by Sentell; thence with the center of said road, along the line of property now or formerly owned by Sentell, S. 12-45 W., 493.5 feet to the point of beginning.