

State of South Carolina

COUNTY OF

GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:...

James E. Wright

(hereinafter referred to as Mortgagor) (SEND(S) CREETINGS:

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 fust sum of

Eleven Thousand Eight Hundred and No/100-

(\$11,800.00

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note \ des 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 does not contain

conditions), said note to be repaid with interest as the rate or trates therein specified in installments of

interest to be paid quarterly

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18 months after date; and paid, to be due and payable

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 be reafter 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 Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.90) to the Mortgagor 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; bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or horeafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Lorena Drive and being known and designated as Lot No. 6 on a plat of LORENA PARK Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book "SS" at Page .171, and having, according to said plat, the following metes and bookids, to-wit:

Beginning at an iron pin on the western side of Lorena Drive at the joint front corner of Lots 5 and 6 and running thence with the common line of said Lots N.85-36 W. 160.2 feet to an iron pin at the joint rear corner of said Lots; thence S.O-15 W. 80.3 feet to an iron pin at the joint rear conner of Lots 6 and 7; thence S.85-36 E. 154.5 feet to an iron pin on Lorena Drive; thence with said Drive N.4-24 E. 80 feet to the point of beginning.