REGULATOR MORREHALLE CO.S.C.

COMPLIED WITHREELINGLE CO.S. C

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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To All Whom These Presents May Concern:

Robert W. Houston and Darlene B. Houston	
(hereinafter referred to	as Mortgagor) (SEND(S) GREETINGS:
WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAV GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and	INGS AND LOAN ASSOCIATION OF
Twenty-five Thousand and No/00	(\$ 25,000.00 )
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which notedo 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 insta	
One Hundred Eighty-eight and 84/100 (\$ 188.84 month hereafter, in advance, until the principal sum with interest has been paid in full, such p of interest, computed monthly on unpaid principal balances, and then to the payment of pri paid, to be due and payable25 years after date; and	) Dollars each on the first day of each ayments to be applied first to the payment incipal with the last payment, if not sooner

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 Mortgagoe 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 Mortgagoe 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, in Greenville County, S. C., being a greater portion of Lot 2 and small portion of Lot 1 of a subdivision of the property of M. G. Batson, as shown on plat prepared by Jones Engineering Service, dated October 3, 1968 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Pilot Road, joint front corner of Lots 2 and 3, and running thence along the joint line of said lots, S. 38-27 W. 175.5 feet to a point in branch, the joint rear corner of said lots; following the meanders of said branch as the line, a traverse line being S. 17-57 E. 92.7 feet to a point in said branch; thence continuing along the meanders of said branch, a traverse line being S. 5-33 E. 50 feet, to a point in said branch at the corner of lot recently conveyed by grantor herein to Garrett; thence along Garrett line, crossing the joint line of Lots 1 and 2, N. 57-39 E. 234.5 feet to an iron pin on the southwestern side of Pilot Road; thence along the southwestern side of Pilot Road, N. 19-51 W. 50 feet to an iron pin, joint front corner of Lots 1 and 2; thence continuing along the southwestern side of Pilot Road, N. 45-38 W. 147.8 feet to the beginning corner.