

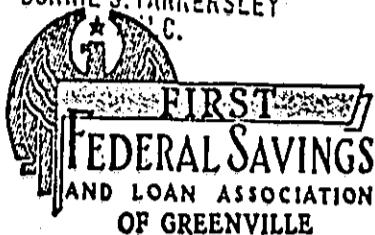
FILED
GREENVILLE CO. S. C.

MAY 29 12 26 PM '73

DONNIE S. TANKERSLEY
R.C.

BOOK 1278 PAGE 841

REGULATION NO. 22
COMPLIED WITH
check



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JERRY R. ALEXANDER AND DIANNE S. ALEXANDER

(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

Twenty-four Thousand Nine Hundred Fifty and No/100 (\$ 24,950.00)

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

One Hundred Eighty-three and 09/100 (\$ 183.09) 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 30 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 situate, lying and being on the northwestern side of New Perry Road in the County of Greenville, South Carolina, being shown on a plat entitled "Plat of Property of Ronald P. Gibson" dated May 24, 1971 by Terry T. Dill, Reg. C. E. and L. S. and having according to said plat, the following metes and bounds, to-wit:

BE BEGINNING at an iron pin on the northwestern side of New Perry Road at the joint corner of property now or formerly of Ruth T. Batson and Grantors and running thence along the joint line of said lots, N. 39-51 W. 82.5 feet to an iron pin; thence N. 50-57 E. 11.8 feet to an iron pin, thence S. 50-10 E. 82.5 feet to an iron pin on the northwestern side of New Perry Road; running thence along the northwestern side of New Perry Road, S. 41-42 W. 25 feet to an iron pin, the point of beginning.

Also: All that certain piece, parcel or lot of land situate, lying and being at the intersection of Duncan Chapel and Perry Roads in the State and County aforesaid, being known and designated as a portion of Lot 10 on plat of property of P. L. Bruce, dated February, 1956, prepared by Dalton & Neves, recorded in the Office of the R.M.C. for Greenville County in Plat Book EE, at page 22, and having the following metes and bounds, to-wit:

BE BEGINNING at a point on the northeasterly side of Perry Road, joint corner of Lots 9 and 10, and running thence along the common boundary of Lots 9 and 10, N. 39-51 W. 82.8 feet, more or less, to a point along the line of property heretofore conveyed by P. L. Bruce to Loyd L. Brock by deed dated May 23, 1963, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 725, at page 214, and running thence along the common boundary of the property described herein and the property now or formerly of Brock, S. 50-57 W. 160 feet to a point on the northeasterly side of Duncan Chapel Road; thence running along Duncan Chapel Road, S. 39-03 E. 77.2 feet to a point; thence along an arc, the chord of which is S. 88-40 E., 32.5 feet to a point on the northwesterly side of Perry Road N. 41-42 E. 126.4 feet to the point of beginning.

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