GREENVILLE CO. S. C.

SEP 10 9 51 14 73

BONNIE S. TANKERSLEY
R.H.C.



## State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Raymond M. Urquhart and M. Eileen Urquhart

(bereinafter 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 Mortgager) in the full and just sum of

Pifty-Three Thousand Six Hundred and No/100ths-----(\$ 53,600.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does
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

Three Hundred Ninety-Three and 32/100ths 393.32 ) 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 bokler 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 Mortgagoe 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 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:

MENTER KENTER KE

All that lot of land in Greenville County, State of South Carolina, lying on the Northwest corner of the intersection of Edwards Road, with Brittany Drive, in Chick Springs Township, near the City of Greenville, shown as Lot 38 on a plat of Botany Woods, Sector I, recorded in Plat Book QQ at Page 78, and according to said plat being described as follows:

BEGINNING at an iron pin on the northern side of Edwards Road, at the joint front corner of Lot 37 and 38, and running thence with the line of Lot 37, N. 5-01 E. 185 feet to an iron pin; thence N. 88-05 E. 143.7 feet to an iron pin on the Western side of Brittany Drive; thence with the Western side of said Drive, S. 0-10 E. 165 feet to an iron pin; thence with the curve of the intersection of Brittany Drive and Edwards Road, the chord of which is S. 43-59 W. 36 feet to an iron pin on the Northern side of Edwards Road; thence with the curve of the Northern side of said road, the following: S. 87-48 W. 55.4 feet to a point; N. 87-20 W. 80 feet to the beginning.



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