

FILED
GREENVILLE CO. S. C.
APR 23 4 20 PM '77
DORRIS S. TAMMERCLOY
CLERK



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Milford D. Kelly and Peggy J. Kelly

(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 Eighteen Thousand Five Hundred and 00/100-----(\$ 18,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not make 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 Fifty-Five and 26/100----- (\$ 155.26) 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 25 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

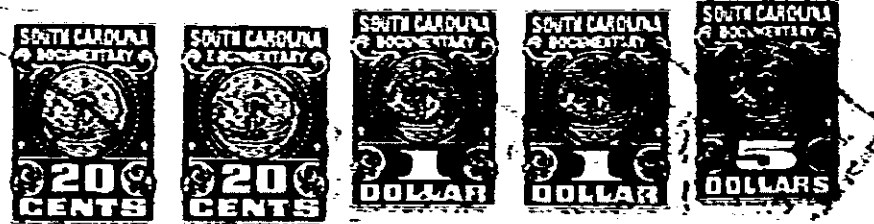
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeast side of U. S. Highway 276, west of Simpsonville, South Carolina in Austin Township, containing 1.01 acres, more or less, as shown on plat entitled "Property of Milford D. Kelly" prepared by C. O. Riddle, R.L.S., dated April 18, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 56 at Page 24, which lot has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on frontage road of U. S. Highway 276 at the joint corner of other property belonging to Milford D. Kelly and Peggy J. Kelly and running thence N. 53-40 E. 220 feet to a point; thence S. 36-20 E. 200 feet to a point; thence running S. 53-40 W. 220 feet to a point on frontage road off U. S. Highway 276; thence running along said road N. 36-20 W. 200 feet to a point, being the point of beginning.

The within described property is a portion of the same property conveyed to mortgagors by deed of Bobby K. Garrett and Phyllis M. Garrett, dated July 3, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina in Book 978 at Page 286.



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