



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Richard C. Rountree

(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 Ninety Thousand and No/100 (\$ 90,000.00)

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 Nine Hundred Sixty-seven and 16/100 (\$ 967.16 ) 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 15 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:

PARCEL NO. 1

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, lying and being at the southerly corner of East Stone Avenue and Rowley Street, in the City of Greenville, S. C., and having according to a survey made by Piedmont Engineers and Architects entitled "Wallace Car Wash", dated October 13, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southerly corner of the intersection of East Stone Avenue and Rowley Street and running thence along the southerly side of East Stone Avenue S 71-50 E 110 feet to an iron pin; thence S 20-05 W 175 feet to an iron pin; thence N 71-50 W 110 feet to an iron pin on the easterly side of Rowley Street; thence along said Rowley Street N 20-05 W 175 feet to the intersection of said Street and Stone Avenue, the point of beginning, this being all the property conveyed to the mortgagor herein by Wally's Car Wash, Inc. as will more fully appear in the RMC Office for Greenville County, S. C.

PARCEL NO. 2

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Rowley Street, in the City of Greenville, S. C., and being designated as Lots 5 and 7, Section II, Stone Land Company according to a plat recorded in the RMC Office in Plat Book A, page 339 and having, according to a more recent survey made by Campbell & Clarkson Surveyors, Inc. dated April 1, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Rowley Street, which pin is located 175 feet south of the intersection of East Stone Avenue and Rowley Street and running thence along the easterly side of Rowley Street S 20-19 W 110 feet to an iron pin, corner of Lot 9; thence along the common line of Lots 7 and 9 S 71-50 E 192.58 feet to an iron pin; thence along the rear line of Lots 5 and 7 N 20-19 E 110 feet to an iron pin, joint rear corner of Lots 5 and 6; thence N 71-50 W 192.58 feet to an iron pin, the point of beginning, and being the same property conveyed to the mortgagor by deed of Ernestine S. Whitsett and Allen M. Lowdermilk, recorded in Deed Book 865, page 398 and deed of Allen M. Lowdermilk to the mortgagor herein recorded in Deed Book 865, page 397.

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