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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1323 PAGE 12

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Lindsey Real Estate Co., Inc.

(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 ----------
Sixteen Thousand Four Hundred and No/100---------- ($ 16,400.00)
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 due and payable 12 months from date (xxxxxxxxxxxx

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 northern side of the cul-de-sac of Hicks Court in Greenville County, South Carolina being shown and designated as Lot No. 3 on a plat of Ecole Acres No. 2 made by Campbell & Clarkson Surveyors, Inc. dated July 12, 1974 recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-R, page 90, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hicks Court at the joint front corners of Lots Nos. 3 and 4 and running thence along the common line of said lots, N. 22-12 W. 196.1 feet to an iron pin; thence N. 64-39 E. 209.8 feet to an iron pin; thence S. 37-18 E. 47.6 feet to an iron pin; thence S. 12-19 E. 119.2 feet to an iron pin; thence S. 52-18 E. 115.75 feet to an iron pin in the corner of Lot 2; thence with the line of Lot 2, S. 61-41 W. 200.7 feet to an iron pin on Hicks Court; thence with the curve of the cul-de-sac of Hicks Court, the following chord, courses and distances, to-wit: N. 13-19 W. 43.2 feet to a point, N. 77-23 W. 61.9 feet to a point, the point of beginning.

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