



State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

WM. E. SMITH, LTD.

(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 Three Thousand Six Hundred and No/100-----** (\$ 23,600.00)

Dollars as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of **N/A**

(5) 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 **12 months** after date, and

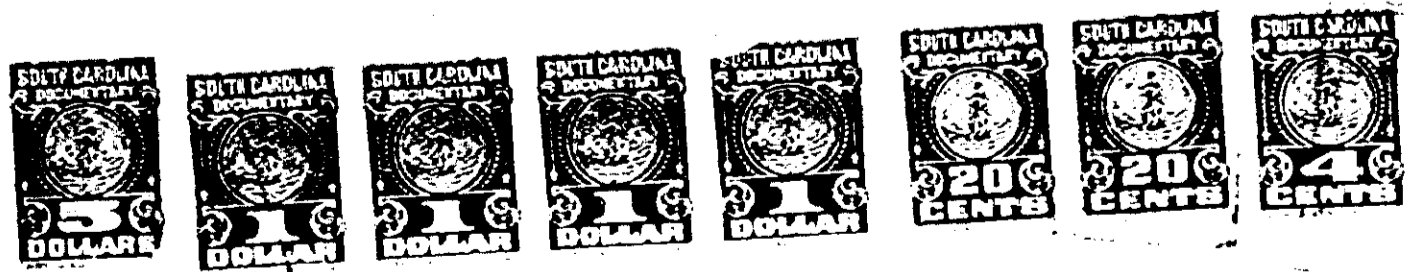
WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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 Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose,

NOW KNOW ALL MEN That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee 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 Mortgagor, 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 northwestern side of **Ferncrest Drive**, being shown and designated as Lot No. 20 on Plat of **Ferncreek Subdivision**, said plat being prepared by **Dalton & Neves Engineers**, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, Page 28, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ferncrest Drive at the joint front corner of Lots Nos. 21 and 21 and running thence along the line of Lots Nos. 21 and 22, N. 21-08 W. 305 feet to an iron pin; thence N. 55-33 E. 140 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 20; thence along the line of Lot No. 19, S. 29-12 E. 274.8 feet to an iron pin on the northwestern side of Ferncrest Drive; thence along the northwestern side of Ferncrest Drive, S. 39-20 W. 72 feet to an iron pin; thence continuing along the northwestern side of Ferncrest Drive, S. 46-43 W. 58.5 feet to an iron pin; thence still along the northwestern side of Ferncrest Drive, S. 61-29 W. 58.9 feet to the point and place of beginning.



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