

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Olan R. Wright, Jr. and Deloris E. Wright

(hereinafter referred to as Mortgagor) (SEND) 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) for the full and just sum of

Twenty-Two thousand six hundred fourteen and 62/100ths-(\$ 22,614.62)

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 provide 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 One hundred seventy-six and 98/100ths-----\$ 176.98

Dollars each on the first day of each month hereafter until the principal sum with interest has been paid and all such payments to be applied first to the payment of interest, computed monthly on unpaid principal balance, and then to the payment of principal with the last payment if not sooner paid, to be due and payable 28 years after date, and

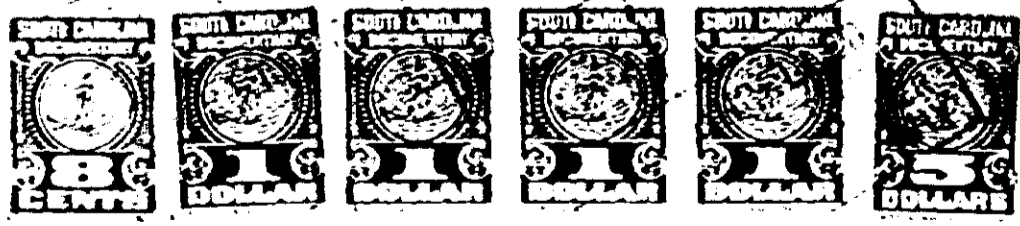
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, so that there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set 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 collateral given to secure same, for the purpose of collecting said principal, 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 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 \$100.00 paid and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in full well and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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, being and being in the State of South Carolina, County of Greenville, situate on the northern side of Coleman Drive being shown as Lot 89 and Lot 90 on a plat of Coleman Heights Subdivision dated February, 1958, prepared by Terry T. Dill, recorded in Plat Book RR at Page 115 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Coleman Drive at the joint front of Lot 90 and Lot 111 and running thence with Lot 111, N 25-51 W 164.4 feet to an iron pin on the southern side of Virginia Avenue; thence with said Avenue, N 66-45 E 395 feet to an iron pin; thence with the southwestern corner of the intersection of Virginia Avenue and Coleman Drive, the radius being 25 feet to an iron pin on the western side of Coleman Drive; thence with said Drive, S 23-15 E 234.5 feet to an iron pin; thence with the curvature of Coleman Drive, the radius being 25 feet to an iron pin on the northern side of Coleman Drive; thence still with said Drive, S 29-21 W 141.4 feet to an iron pin; thence still with said Drive, S 81-16 W 255 feet to the point of beginning.



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