



State of South Carolina)

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE)

To All Whom These Presents May Concern:

Roy C. Moore and Winnie B. Moore,

(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-four Thousand One Hundred Fifty and no/100 (\$ 24,150.00)

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 One Hundred Ninety-four and 33/100 (\$ 194.33) 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 (accrued 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 30 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 collateral 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 Mortgagor'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 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 Mortgagor 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, near the city of Greenville and located at the southeastern intersection of Confederate Circle and Brookridge Drive and known and designated as Lot No. 59, Section 2, of a subdivision known as Sheffield Forest, plat of which is recorded in the BMC Office for Greenville County in Plat Book 888 at Page 61A and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Brookridge Drive at the joint front corner of Lots 58 and 59 and running thence with the joint line of said lots, N. 82-14 E. 161 feet to an iron pin; running thence N. 8-15 W. 130 feet to an iron pin on the southern side of Confederate Circle; running thence with the southern side of said Circle S. 84-0 W. 125 feet to an iron pin at the intersection of Confederate Circle and Brookridge Drive, which intersection is curved, the chord of which is S. 41-19 W. 36.7 feet to an iron pin on the eastern side of Brookridge Drive; running thence with the eastern side of said Drive S. 1-22 E. 110 feet to an iron pin, point of beginning.



4328 RV-2