



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Steve Eric Davis and Brenda R. Davis

(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 One Thousand and No/100----- (\$ 21,000.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note 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 Two Hundred

Thirteen and No/100----- (\$ 213.00) 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:

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, containing nine and fifteen one-hundredths (9.15) acres, more or less, together with all improvements thereon, lying on the southwestern side of Old Hundred Road (also known as Slatten Shoals Road), in Oakland Township, and being shown as a portion of Tract ONE on a plat of the Estate of G. B. Austin, recorded in the RMC office for Greenville County, South Carolina, in Plat Book L, at page 159, and having according to a survey of the property of F. D. Parker, made by Carolina Surveying Company, dated July 28, 1971, recorded in the RMC office of Greenville County, South Carolina, in Plat Book 4-K, at page 127, the following metes and bounds, to-wit: BEGINNING at an iron pin in or near the center of Old Hundred Road at the corner of property owned by James M. Lattimer (formerly Will Coker) and running thence South 34-45 West 329 feet to old iron pin; thence running along line of property now or formerly owned by John H. Woods North 46-36 West 992.7 feet to iron pin at the corner of Tract One and Two of the estate of G. B. Austin recorded in Plat Book L, at page 159; thence along the common line of said tracts North 27-26 East 407.6 feet to a point in or near the center of Old Hundred Road; thence with the center line of Old Hundred Road and with the line of property now or formerly owned by John L. Sloan, Trustee, the following courses and distances: South 60-19 East 177.7 feet; South 46-50 East 100 feet to a point; South 37-03 East 100 feet to a point; South 34-00 East 200 feet to a point; South 39-12 East 100 feet to a point; South 52-37 East 200 feet to a point; South 36-59 East 100 feet to a point; South 22-55 East 100 feet to the BEGINNING corner."

5 8.40



4328 RV-2