



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

PATRICK E. BROWNING and MARSHA D. BROWNING

Hereafter referred to as Mortgagee. SEND-SI GREETINGS.

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, in the full and true sum of Twenty-four Thousand Two Hundred Fifty and no/100ths ----- (\$ 24,250.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which does not contain provision for escalation of interest rate; provided, however, that 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-five and 13/100ths ----- \$ 195.13 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 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 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 is hereafter being added to the Mortgagee 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, and in consideration of the sum of Three Dollars \$3.00 to the Mortgagee, and well and truly paid by the Mortgagee, 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 parcel, 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 northeastern side of Prince Charming Drive, being shown and designated as Lot No. 6 on a plat of ENCHANTED FOREST, made by Carolina Engineering and Surveying Co., dated February 18, 1963, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, page 123, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Prince Charming Drive at the joint front corners of Lots Nos. 5 and 6 and running thence with the common line of said lots, N. 62-0 E., 140.0 feet to an iron pin; thence with the line of property now or formerly belonging to Huff, S. 28-0 E., 65.5 feet to an iron pin; thence with the line of property now or formerly belonging to Lions Club, S. 56-22 W., 140.5 feet to an iron pin on the northeastern side of Prince Charming Drive; thence with the northeastern side of Prince Charming Drive, N. 28-0 W., 79.5 feet to an iron pin, the point of beginning.

The above described property is further subject to the rights of the general public, if any, in and to so much of the cul-de-sac of Prince Charming Drive as lies within the above described property, as shown on a plat recorded in the RMC Office for said County and State in Plat Book YY, page 123.



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