



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

NELSON CRAWFORD POE,

(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 SIX THOUSAND, FIVE HUNDRED AND NO/100 ----- (\$26,500.00 )

Dollars as evidenced by Mortgagor'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 as the rate or rates therein specified in installments of Two Hundred Sixty and 96/100 ----- (\$ 260.96 ) 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 5.7 acres, more or less, situate, lying and being on the northern side of the Pelham Road and the southern side of the Butler Springs Road, in Butler Township, being shown and designated as Property of W. T. Adams on a plat made by Piedmont Engineering Service dated January 14, 1954, and recorded in the RMC Office for Greenville County, S. C. in Plat Book DD, page 154, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake in or near the Pelham Road at the corner of property now or formerly owned by Everett Adams and running thence with the northern side of Pelham Road, N. 52-45 W., 351.8 feet to an iron pin; thence N 32-45 W., 292.4 feet to an iron pin; thence N. 27-00 W. 318.8 feet, crossing Butler Springs Road to a point; thence with Butler Springs Road as the line and following the center thereof the following traverse courses and distances, to-wit: S. 50-00 E., 99 feet to a point, S. 46-30 E., 165 feet to a point, S. 67-53 E., 99 feet to a point, S. 79-45 E., 99 feet to a point, N. 62-30 E., 66 feet to a point, N. 54-45 E., 132 feet to a point, N. 69-15 E., 132 feet to a point, N. 82-30 E., 66 feet to a point, and S. 70-45 E., 76.7 feet to a point at the corner of property formerly owned by W. T. Adams; thence along the line of property now or formerly owned by W. T. Adams and Everett Adams, S. 19-31 W., 686.9 feet to an iron pin, the BEGINNING CORNER.

ALSO: ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being on the northern side of Butler Springs Road, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 19 on a plat of HUDSON ACRES, plat thereof prepared by Woodward Engineering & Construction Co. and J. C. Hill, dated June 1950, recorded in the RMC Office for Greenville County, S. C., in Plat Book Y, page 39, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Butler Springs Road, at the joint front corner of Lots Nos. 19 and 17, and running thence along the joint line of said lots, N. 25 E., 257.5 feet to an iron pin; running thence N. 83-30 E., 239.8 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 21; thence along the joint line of said lots, S. 13-15 W., 204.5 feet to an iron pin on the northern side of Butler Springs Road; thence along the northern side of Butler Springs Road, S. 53-40 W., 133.7 feet to an iron

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