

GREENVILLE, S.C.
1968
MAY 15 1968



BOOK 1339 PAGE 787

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JAMES MILES BRIDWELL

(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 and No/100-----(\$ 26,000.00)

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 Eighteen and 20/100----- (\$ 218.20) 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 25 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, Chick Springs Township, about two miles north of Taylors, S. C., lying on the east side of road (Highway No. S23-337), which leads into the Reid School Road, being shown as Lot No. 1 on Plat of Property made for Mrs. Pearl (J.K.) Bridwell by H. S. Brockman, Surveyor, December 24, 1968, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said road and on the common line with Ross, and running thence with the said common line, N. 80-30 E. 24 feet to an iron pin on the bank of the road, then continuing with the same course for a total distance of 350 feet to an old iron pin, joint corner of McDowell property; thence with the common line with McDowell, N. 16-45 E. 100 feet to an iron pin on the said line; thence S. 84-36 W. 121 feet to an iron pin, joint corner of Lots Nos. 1 and 2, then continuing with the same course and the common line of Lots Nos. 1 and 2 for a total distance of 343 feet to a nail and cap in the center of the said road (iron pin back on line at 23 feet); thence with the said road, S. 15-07 W. 125 feet to the beginning corner.



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