



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Mary M. Black, of Greenville, County

(hereinafter referred to as Mortgagor) SENDS GREETINGS

WHEREAS, the Mortgagor, as well and truly indubited unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee), for the full and just sum of

Ten Thousand and No/100 ----- (\$ 10,000.00 )

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which said note does not contain a provision for escalation of interest rate, paragraph 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions, and note to be repaid with interest at the rate or rates thereunto provided in installments of **One Hundred,**

**One and 43/100** ----- \$ 101.43 Dollars each on the first day of each

month hereafter in advance, until the principal sum with interest has been paid in full, each payment to be applied first to the payment of interest computed monthly on unpaid principal balance, and then to the payment of principal with the last payment of each week to be due and payable 15 days after date and

WHEREAS, said note further provides that if at any time any portion of the principal or interest hereunder shall be just 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 step hereunder set out in this mortgage, the whole amount hereunder 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 duly given to secure same, for the purpose of collecting said principal and interest, with costs and expenses for proceedings, and

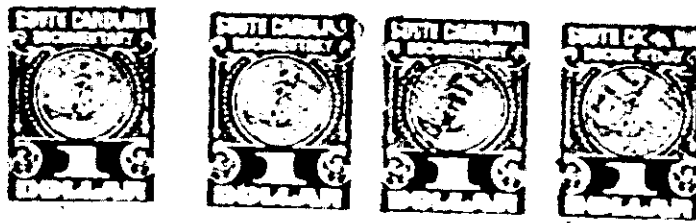
WHEREAS, the Mortgagee may hereafter become obligated to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose

NOW KNOW ALL MEN, that the Mortgagor, in consideration of \$10,000.00 paid to the Mortgagee, and any further sums which may be advanced by the Mortgagee to the Mortgagor, and in consideration of the sum of Five Dollars (\$5.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged by printed receipt, 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, on the southeast side of Pimlico Road,

in the City of Greenville, and being known as Lot # 91 on the plat of Section A of Gower Estates made by Dalton & Neves, Engineers, January, 1960 and recorded in Plat Book QQ, pages 146 and 147 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeast side of Pimlico Road at joint from corner of Lots # 90 and # 91, and thence along the line of Lot # 90, S. 28-08 E. 158.1 feet to an iron pin; thence S. 45-41 W. 75 feet to an iron pin; thence with the line of Lot # 92, N. 42-15 W. 173.7 feet to an iron pin on the southeast side of Pimlico Road; thence with the curve of Pimlico Road (the chord being N. 56-35 E. 115 feet) to the beginning corner; being the same conveyed to me by Robert G. Hooks, Jr. and Mary J. Hooks Rudisill, formerly Mary J. Hooks, by deed dated March 14, 1966, and recorded in the R. M. C. Office for Greenville County.



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