



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

CLARENCE H. EDWARDS, JR.

Hereafter referred to as Mortgagor (SENDER) GREETINGS.

WHEREAS the Mortgage is well and truly indited unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA hereinafter referred to as Mortgagee in the full and just sum of Fourty-Seven Thousand and No/100 (\$47,000.00)

Dollars as evidenced by Mortgagee's promissory note of even date herewith which note does not include a provision for escalation of interest rate paragraph 9 and 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 thereon specified in installments of Three Hundred Sixty-Nine and 10/100 (\$369.10) 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 20 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 collateral given to secure same for the purpose of collecting said principal due and interest with costs and expenses for proceedings and

WHEREAS the Mortgagee has heretofore become indebted 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 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 Mortgagee in hand well and truly paid by the Mortgagor 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, being known and designated as Lot No. 23, Section 3, TERRA LEA TRAILS, as shown on plat prepared by Piedmont Engineers & Architects, dated 12/18, revised 3/66, which plat is of record in the REC Office for Greenville County, S. C., in Plat book 88, page 21, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Terra Lea Lane, joint front corner of Lots 22 and 23; running thence with Lot 23, N. 84-40 E. 253.4 feet to an iron pin; thence S. 19-19 E. 127.15 feet to an iron pin; thence S. 38-45 W. 205.8 feet to an iron pin; thence along line of Lot 24, N. 56-00 W. 220.45 feet to an iron pin on the eastern side of Terra Lea Lane; thence with curve of Terra Lea Lane, the chord of which is N. 14-31 E. 50 feet, to an iron pin; thence still with curve of Terra Lea Lane, the chord of which is N. 0-16 W. 35.3 feet to point of beginning.

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