



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

William J. Byrum, Jr. and Judy B. Byrum

(Hereafter referred to as Mortgagor) SENDS GREETINGS:

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

Fifty Thousand and no/100----- (\$ 50,000.00)

Dollars, as evidenced by Mortgagee'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 note) as provided for in escalation of interest rate under certain conditions, said note to be repaid with interest at the rate or rates there specified in installments of

Four HundredTwo and 32/100----- \$ 402.32 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 balance, 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 collateral 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 be compelled by law to contribute 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 Mortgagor, in consideration of said debt and to secure the payment thereof and any further sum 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, aliened, 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 on the northwestern side of Mustang Circle in Austin Township being shown and designated as Lot No. 25 on a plat of S. I. Ranchettes, Section 1 made by Dalton & Neves, Engineers dated April, 1965, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book JJJ, page 31 and having according to said plat the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the northwestern side of Mustang Circle at the joint front corner of Lots Nos. 24 and 25 and running thence with the common line of said lots, N. 23-30 W. 343 feet to an iron pin; thence with Gilder's Creek as the line, the traverse of which is N. 83-58 W. 136.4 feet to an iron pin and S. 40-29 W. 97 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence with the common line of said lot, S. 13-30 E. 288.2 feet to an iron pin on the northwestern side of Mustang Circle; thence with the northwestern side of Mustang Circle, N. 78-30 E. 199 feet to an iron pin; thence continuing with the northwestern side of Mustang Circle, N. 77-51 E. 75 feet to an iron pin, the point of beginning.

