



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

James R. Henderson, Jr. and Donna M. Henderson

Hereinafter referred to as Mortgagor: SENDER OF 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 sum of

Seventeen Thousand Five Hundred and No/100----- (\$17,500.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which 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 at the rate or rates thereon specified in installments of -----

One Hundred Forty and 81/100----- \$ 140.81 ----- 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 thence to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 years after date, and

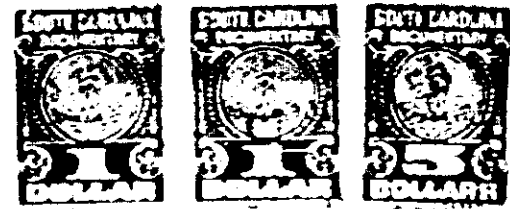
WHEREAS, said note further provides that if any time any portion of the principal or interest due thereon shall be past due and unpaid for a period of thirty days, or if there shall be any default in compliance with the conditions herein, By Laws or the Charter of the Mortgagee, or any stipulations set forth in this mortgage, the whole amount due thereon 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 and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter be indebted to the Mortgagor for such other sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, and for any other purpose.

NOW KNOW ALL MEN, That the Mortgagor, in and to the effect and to the use of the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, do hereby irrevocably assign, alienate, convey, and release unto the Mortgagee, its successors and assigns, all and singular the rights and claims of the Mortgagor, in and to the said note and the whole of these presents, the receipt whereof is hereby acknowledged, his 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 parcel, 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 southern side of Todd Circle and being known and designated as lot No. 15 of ROLAND HEIGHTS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book S at Page 34 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Todd Circle, joint front corner of Lots Nos. 15 and 16 and running thence S.35-109 E. 175 feet to an iron pin; thence S.52-16 W. 80 feet to an iron pin; thence N.35-09 W. 175 feet to an iron pin on the southern side of Todd Circle; thence with said Street, N.52-16 E. 80 feet to the point of beginning.



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