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GREENVILLE CO. S. C.

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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF [illegible]

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

[illegible]

(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) as evidenced by the said promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of [illegible] ($ [illegible])

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which [illegible] provides for an adjustment of interest rate, paragraphs 9 and 10 of this mortgage provide for an adjusted interest rate under certain circumstances, said note to be repaid with interest as the rate or rates therein specified in monthly installments of [illegible] Dollars each on the first day of each month until the principal and interest has been paid in full, such payments to be applied first to the payment of interest computed monthly on the unpaid principal balance and the balance of each payment to principal, with the last payment of said mortgage note to be due and payable [illegible] months after date; and

WHEREAS, it is agreed by the parties that if any portion of the principal or interest due thereunder shall be past due, or if default be made in the payment of taxes or assessments on said premises, or if default be made in any building or other lien on the premises, or if default be made in the payment of any insurance premium, or if default be made in any other matter or thing which mortgagee may deem necessary for the protection of its lien on said premises, then the whole of said principal sum and interest shall at the option of the holder thereof become immediately due and payable, and it shall thereupon be lawful for the said mortgagee to foreclose this mortgage by legal proceedings, or any other lien or collateral given to secure said note, or any part thereof, and to recover such principal and interest, with costs and expenses of the proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such other sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs or other purposes pursuant to the terms hereof;

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 for the purposes herein contemplated, and for the better securing of the repayment of the sum of Three Dollars ($ 3.00) to the Mortgagee 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 property:

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, [illegible], being shown and designated as Lot [illegible] and [illegible] of Lot [illegible], recorded in the RMC Office for Greenville County, S. C. in Plat Book [illegible] at Page [illegible] and [illegible], according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Heard Lane, joint corner of Lots No. 1 and [illegible] and running thence S. [illegible], [illegible] feet to an iron pin on Heard [illegible]; thence with the southerly side of Heard [illegible], [illegible] feet to an iron pin; thence with said Drive, S. [illegible] W., [illegible] feet to an iron pin; thence with Augusta Road, N. [illegible] W., [illegible] feet to an iron pin; thence continuing with said Road, N. [illegible] W., [illegible] feet to an iron pin, joint corner of Lots No. [illegible] and [illegible]; thence with the line of Lot No. [illegible], N. [illegible] E., [illegible] feet to an iron pin on the northerly side of said Lane; thence with the southerly side of said Lane, [illegible] feet; thence continuing with said Lane, S. [illegible] E., [illegible] feet; thence still continuing with said Lane, N. [illegible] E., [illegible] feet to an iron pin, the point of beginning.

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