



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Elaine C. Taylor

Hereinafter referred to as Mortgagor (SENDING 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 full and just sum of

Forty-four Thousand Two Hundred and No/100----- (\$ 44,200.00 )

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 mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest at the rate or rates therein specified in installments of Three Hundred Forty-seven and 73/100----- \$ 347.73 Dollars each on the first day of each month hereafter in advance, until the principal amount with interest has been paid in full, such payments to be applied first to the payment of interest, excepted monthly on unpaid principal balances, and then to the payment of principal with the last payment of not more than \$ 300.00 to be due and payable 30 years after date and

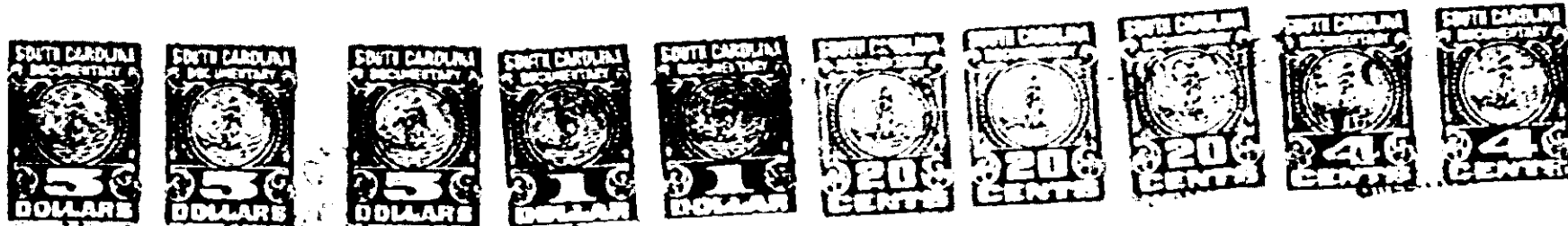
WHEREAS, said note further provides that at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days or more, then shall be any of the remedies with and under any laws or the Charter of the Mortgagee, or any stipulation contained in this mortgage, the which remedies shall be at the option of the holder thereof, to be exercised at once and paid by said holder shall have the right to cause any person or persons, card note and any collateral rights given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagor has hereafter become obligated to the Mortgagee for such other sums as may be advanced to the Mortgagee to assist in the payment of taxes, insurance premiums and for any other purpose.

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the sum of Forty-four Thousand Two Hundred and No/100 Dollars, which sum shall be advanced by the Mortgagee to the Mortgagor, as evidenced by the promissory note of the sum of Forty-four Thousand Two Hundred and No/100 Dollars to the Mortgagor, do hereby sell, grant, convey and deliver to the Mortgagee, and her assigns, the receipt whereof is hereby acknowledged, the premises hereinafter described, together with all rights and interests therein, unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece of land, 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, at the westerly intersection of Silver Creek Road and Briar Creek Road, near the City of Greenville, being known and designated at Lot No. 340 on plat entitled "Map No. 3, Section One, Sugar Creek", as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-R, at page 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Briar Creek Road, said pin being the joint front corner of Lots 339 and 340 and running thence with the common line of said lots S. 82-25-28 W. 118.23 feet to an iron pin, the joint rear corner of Lots 340 and 341; thence with the common line of said lots S. 01-23-28 W. 157.22 feet to an iron pin on the northerly side of Silver Creek Road; thence with the northerly side of Silver Creek Road N. 82-45-22 E. 97.59 feet to an iron pin; thence continuing with said Road N. 78-05 E. 31.81 feet to an iron pin at the intersection of Briar Creek Road and Silver Creek Road; thence with said intersection N. 33-05-00 E. 35.36 feet to an iron pin on the westerly side of Briar Creek Road; thence with the westerly side of Briar Creek Road N. 11-55-00 W. 127.00 feet to an iron pin, the point of beginning.



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