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GREENVILLE CO. S. C.

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BOOK 1354 PAGE 975



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

RAY F. VERDIN AND SANDRA T. VERDIN

(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) in the full and just sum of THIRTY THREE THOUSAND FIVE HUNDRED AND NO/100THS----- (\$ 33,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 as the rate or rates therein specified in installments of Two Hundred Sixty-nine and 55/100ths----- (\$ 269.55) 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 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 collaterals 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 become indebted to the Mortgagee 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 Mortgagor 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 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 triangular in shape, and being located southwest of Baldwin Circle and having according to said plat of property of Ray F. and Sandra T. Verdin, prepared by C. O. Riddle, dated February, 1975, the following metes and bounds, to-wit:

BEGINNING at a stone, which stone is located S. 41-54 W. 39.4 feet from iron pin on southwesterly side of Baldwin Circle, which stone is in line of property of C. S. Verdin, Jr. and running thence with line of said Verdin property S. 34-10 W. 203.5 feet to an iron pin; thence a new line N. 39-10 W. 111.6 feet to an iron pin in line of Lot No. 70 of Verdin Estates; thence with the line of Lots Nos. 70, 69 and 68 of Verdin Estates N. 66-07 E. 202.1 feet to the beginning corner and containing 0.25 acres, more or less.

ALSO: ALL that certain piece, parcel or lot of land being triangular in shape, being located southwest of Baldwin Circle and having according to plat referred to above, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly edge of Baldwin Circle, which iron pin is located 602 feet northwest of Bethel Road and running thence S. 52-40 W. 259 feet to an iron pin; thence a new line N. 39-10 W. 64.5 feet to an iron pin in line of property now or formerly of Ressie Rachel M. Verdin; thence along said Verdin line N. 34-10 E. 203.5 feet to a stone; thence N. 41-54 E. 39.4 feet to an iron pin on the southwestern side of Baldwin Circle; thence with the southwestern side of Baldwin Circle S. 49-31 E. 78.6 feet to an iron pin; thence continuing with said Circle S. 49-31 E. 60.6 feet to an iron pin, the beginning corner and containing 0.59 acres, more or less.



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