

DONNIE S. TANNERSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, EDITH R. SUMNER,

(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 FOURTEEN THOUSAND AND NO/100 (\$ 14,000.00)

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 One Hundred Seventeen and 49/100 (\$ 117.49) 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 25 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, in the City of Greenville, being known and designated as Lot No. 74, Augusta Road Hills, according to a plat thereof prepared by Dalton & Neves, December, 1940, revised June and October, 1941, recorded in the RMC Office for Greenville County, S. C., in Plat Book M, page 33, and having the following metes and bounds, to wit:

BEGINNING at iron pin on northwest side of Rice Street (formerly Henrietta Avenue) at joint front corner of Lots 73 and 74 and running thence N. 67-43 W. 185.2 feet to iron pin at joint rear corner of Lots 73 & 74; thence S. 2-56 W. 110 feet to iron pin on north boundary of W.J. Iselin property; thence along said north boundary S. 87-04 E. 140 feet to iron pin on northwest side of Rice Street; thence N. 38-18 E. 60 feet along Rice Street to iron pin at point of beginning, and being shown on County Block Book at 213-5-2.

ALSO: ALL that piece, parcel or lot of land with all improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, shown on plat of property of A.B. & Adell D. Garner prepared by J. C. Hill dated January 29, 1965, said plat being recorded in the RMC Office for Greenville County, S. C., in Plat Book , page and being more particularly described as follows:

BEGINNING at iron pin on northwesterly side of Rice Street, being joint front corner of property now or formerly of Iselin and property conveyed herein, and running thence along common boundary of said properties N. 70 W. 120.3 feet to old iron pin, joint rear corner of property conveyed herein and property now or formerly of Garner; thence turning and running along common boundary of said properties S. 87-04 E. 140 feet to old iron pin on northwesterly side of Rice Street; thence turning and running along Rice Street S. 38-18 W. 42.5 feet to point of beginning. This property is also shown in the Block Book for Greenville County at Sheet 213, Block 5, Lot 2.

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