



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

J. Wayne Smith & Carol C. Smith ----- (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 **Fifty-five Thousand Nine Hundred Fifty and No/100** ----- (\$ 55,950.00-->

Dollars, as evidenced by Mortgagor'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 as the rate or rates thereon specified in installments of **Four Hundred Forty and 18/100** ----- \$ 440.18 ----- 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 Mortgagee may hereafter become indebted to the Mortgagor 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 Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagor to the Mortgagee'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 Mortgagor 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 Mortgagor, 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

ALL that piece, parcel or lot of land situate, lying and being on the southeastern side of Shallowford Road in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 503 on plat of Section D of Gower Estates, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book RR at Pages 192 and 193 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Shallowford Road at the joint front corner of Lots Nos. 503 and 504 and running thence along the line of Lot No. 504, S. 41-29 E., 200 feet to a point in the center of a branch; thence along the center of said branch (traverse line being N. 24-06 E., 181.4 feet) to a point in the center of said branch; thence N. 45-18 W., 120 feet to an iron pin on the southeastern side of Shallowford Road; thence along Shallowford Road, S. 45-48 W., 58.6 feet to an iron pin; thence still along Shallowford Road S. 48-31 W., 99.2 feet to the beginning corner.



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