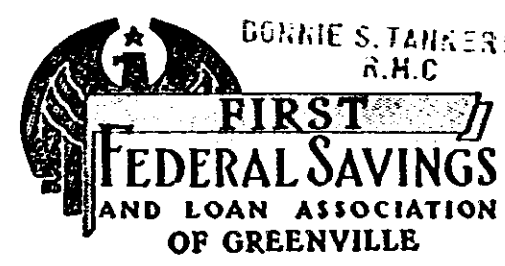


De Book 408  
Oct 1, 1967

FILED  
GREENVILLE CO. S. C.  
OCT 12 1 11 PM '67  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1375 PAGE 238



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Robert C. and Linda K. Black

(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 Eight Thousand Four Hundred and no/100ths ----- (\$38,400.00--)

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 therein specified in installments of Three Hundred Fifteen and 71/100ths ----- (\$315.71-----) 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, situate at the northwest corner of the intersection of Arundel Road and Bridgewater Drive, being shown as Lot 176, and a small strip taken from Lot 177, as shown on a plat of Botany Woods, Sector IV, as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book YY, at page 23, and having according to more recent survey made by R. K. Campbell, R. E., dated May 7, 1962, when described as a whole, the following metes and bounds to wit:

BEGINNING at an iron pin on the southwestern side of Arundel Road at the intersection of Bridgewater Drive and running thence with the southwestern side of Arundel Road and following the curve thereof N. 73-24 W. 75 feet to an iron pin; thence continuing with the southwestern side of Arundel Road and following the curve thereof, the chord of which is N. 60-31 W. 111.9 feet to an iron pin; thence S. 20-25 W. 155 feet to an iron pin in the rear line of Lot No. 177; thence along a new line through Lot No. 177 S. 56-09 E. 159 feet to an iron pin on the western side of Bridgewater Drive and following the curve thereof, the chord of which is S. 76-51 E. 38.7 feet to an iron pin; thence continuing with the western side of Bridgewater Drive and following the curve thereof, the chord of which is N. 60-31 E. 38.5 feet to an iron pin; thence still continuing with the western side of Bridgewater Drive N. 18-09 E. 125 feet to an iron pin at the intersection of Bridgewater Drive and Arundel Road; thence with the curve of the intersection of Bridgewater Drive and Arundel Road, the chord of which is N. 28-04 W. 35 feet, to the point of beginning.

The above described property is subject to recorded restrictive covenants, rights of way, easements and reservations and is the same property conveyed to the grantors herein by deed of Eugene W. Wyckoff and Mary Joan Wyckoff dated February 6, 1967, as recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Volume 813, at page 607. The herein named grantees are to pay the 1976 taxes on the above described property.

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