

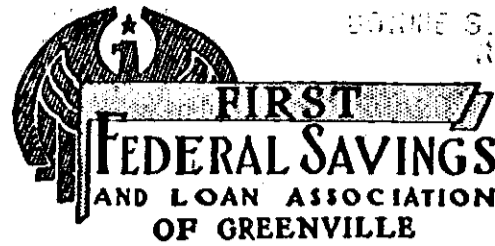
First Federal S&L Assn.  
P.O. Box 408  
Greenville, SC 29602

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GREENVILLE CO. S. C.

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BOOK 1389 PAGE 654

BORNE S. TANKERSLEY  
J.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN P. SCOTT and VICKIE E. SCOTT

(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 & NO/100----- (\$ 55,000.00 )

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 Four Hundred

Thirty-two & 69/100----- (\$ 432.69 ) 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 known and designated as Lots 154 and 155 on a plat entitled "Portion of Section No. Two, River Downs" prepared by Piedmont Engineers, Architects & Planners, dated September 22, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5D at Page 91 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hammett Road, at the corner of property now or formerly of Eugene E. Hammett and running thence S. 1-40 W. 46.75 feet to an iron pin in the center of the Duke Power Company Right of Way; running thence with the center of said right of way, N. 82-19 E., 459.4 feet to an iron pin at the corner of Lot No. 17; running thence with the line of Lot No. 17, S. 46-00 E., 155.16 feet to an iron pin near a creek and running thence S. 79-06 W., 117.3 feet to an iron pin; running thence S. 63-50 W., 103.7 feet to an iron pin in the center of said creek; running thence S. 63-50 W., 31.2 feet to an iron pin; running thence S. 83-30 W., 71 feet to an iron pin; thence S. 29-47 W., 86 feet to an iron pin in the center of said creek; running thence with the center of said creek as the line the following metes and bounds, to-wit: N. 51-25 W., 26.5 feet to an iron pin; S. 42-39 W., 65.35 feet to an iron pin; S. 55-42 W., 52.2 feet to an iron pin; S. 1-45 E., 22.85 feet to an iron pin; S. 84-53 W. 82.5 feet to an iron pin; N. 44-18 W., 27.25 feet to an iron pin; S. 57-14 W., 32.15 feet to an iron pin at the corner of Lot No. 156; thence with the joint line of Lots Nos. 155 and 156 N. 50-51 W., 237.45 feet to an iron pin on the southeastern side of Hammett Road, joint front corner of Lots Nos. 155 and 156; thence with the southeastern side of Hammett Road N. 47-38 E., 213.64 feet to an iron pin; thence continuing with the eastern side of Hammett Road, N. 40-52 E., 69.70 feet to the point of beginning.

Being the same property conveyed to Mortgagors herein by deed of Southland Properties, Inc. to Scott, dated October 4, 1975 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1025, Page 562.

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