

State of South Carolina

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Eugene L. Holland and Joanne E. Holland

(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

Sixty Thousand and No/100 ----- (\$

(\$ 60,000.00

S. 1387 au 687

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 Four Hundred

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 Mortgagoe 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 Mortgagor 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 Mortgagoe 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 Mortgagoe its successors and assigns, the following described real estate.

ALL that certain piece, parcel or lot of land lying and being in the County of Greenville, State of South Carolina and lying on the east side of Quail Hill Drive being shown and designated as Lot 15 on a plat of Quail Hill Estates with said plat being made by Campbell & Clarkson, Engineers, being dated June 25, 1969 and being recorded in the R.M.C. Office of Greenville County, South Carolina in Plat Book TTT, at Page 201, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the edge of the right-of-way of Quail Hill Drive and running thence S. 66-56 E. 221.15 feet to an iron pin; thence turning and running N. 39-16 E. 229 feet to an iron pin; thence turning and running N. 79-29 W. 282.65 feet to an iron pin; thence turning and running along the edge of the right-of-way of Quail Hill Drive S. 25-36 W. 150 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed dated January 20, 1977 and recorded January 20, 1977 in the R.M.C. Office for Greenville County, S.C. in Deed Book 1049 at Page 909.

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