

GREENVILLE CO. S.C.  
OCT 17 11 07 AM '77  
JOHN S. WARRICK  
R.M.C.

1341-827



P O Box 408  
Greenville, SC 29602

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

FRED A. WILLIAMSON

(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

Seven Thousand and No/100 ----- (\$ 7,000.00 )

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 One Hundred

Forty-five and 31/100 ----- (\$ 145.31 ) 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 5 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, on the south side of Lowndes Hill Road, being the western one-half of Lot 93 as shown on Plat # 3 of Overbrook Land Company and Woodville Investment Company recorded in Plat Book F at Page 218 and according to said plat and a survey made by Piedmont Engineering Service dated July 30, 1947 is described as follows:

BEGINNING at a stake on the south side of Lowndes Hill Road 692.8 feet from Overbrook Road at corner of Lot 92 and running thence with line of said lot, S 13-16 W 94 feet to a stake; thence, S 75-54 E 62.5 feet to a stake; thence N 13-16 E 95 feet to a stake on Lowndes Hill Road; thence with south side of Lowndes Hill Road, N 76-44 W 62.5 feet to the beginning corner.

ALSO: All that lot of land in the State of South Carolina, County of Greenville, being the western part of Lot 92 Lowndes Hill Road as shown on plat of Overbrook Land Company and Woodville Investment Company and designated as Plat # 3 as recorded in RMC Office for Greenville County, Plat Book F at Page 218 and described as follows:

BEGINNING at a stake on the southern side of Lowndes Hill Road 596.7 feet west from the western property line of an unnamed street and running thence, S 13-16 W 93.6 feet to a stake; thence, S 75-54 E 15 feet to a stake; thence, N 13-16 E 94 feet to a stake on the southern side of Lowndes Hill Road; thence with the southern side of Lowndes Hill Road, N 76-44 W 15 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of O.Y. Bramlee recorded Oct. 13, 1947 in Deed Book 320 at Page 427 and by deed of Better Home Builders, Inc. recorded Nov. 3, 1953 in Deed Book 488 at Page 185.

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