

FILED  
GREENVILLE CO. S. C.

1977 1395 PAGE 89

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CONNIE S. TANKERSLEY  
R.H.C.



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AV  
State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

DAVID L. BARTON

(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

FIFTEEN THOUSAND AND NO/100----- (\$15,000.00 )

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 Eighty Five and 98/100 (\$ 185.98 ) 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 Ten 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, located on the west side of Fairview Road, being shown on plat entitled "David L. Barton" dated February 28, 1977, prepared by J. L. Montgomery, III, RLS, recorded March 7, 1977 in Plat Book 6-A, page 80 of the RMC Office for Greenville County, S. C., and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin on the west side of Fairview Road, the joint front corner of this tract and property of Baum; thence along the west side of Fairview Road, S. 4-20 E. 221 feet to an iron pin, the joint front corner of this tract and property of Barton; thence along the line of property of Barton, S. 84-08 W. 709.48 feet to an iron pin; thence along the line of property of Marie Barton, N. 25-44 E. 382.6 feet to an iron pin in the center of an unpaved road; thence continuing with center of unpaved road N. 55-40 E. 19.8 feet to a nail; thence continuing N. 69-20 E. 87.2 feet to a nail; thence continuing N. 88-32 E. 76.56 feet; thence along the property of Baum S. 74-38 E. 361.4 feet to an iron pin on the west side of Fairview Road, the point of beginning.

This is a portion of the property conveyed to mortgagor by Marie S. Barton by deed dated November 30, 1973 and recorded December 3, 1973 in deed volume 989 at page 358.

DOCUMENTARY  
STAMP  
TAX

First Federal Savings and Loan Association  
Post Office Drawer 408  
Greenville, SC, 29602

4328 RV-23