

FILED
GREENVILLE, CO. S. C.

OCT 17 12 34 PM '77

DONNIE S. TANKERSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Thomas D. Croft and Elizabeth W. Croft

(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-two Thousand and 00/100 (\$ 52,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not

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 Nine

and 09/100 (\$ 409.09) 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;

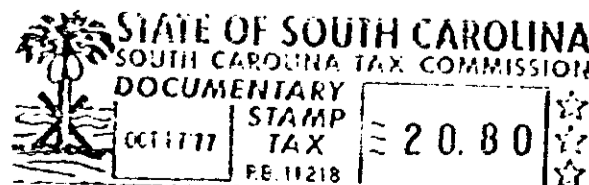
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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, City of Greenville, on the south side of Ben Street, and known and designated as Lot No. 6 of McDaniel Heights, according to plat of Dalton & Neves, Engineers, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Ben Street, joint corner of Lots 5 and 6, and running thence S. 14-29 W. 175.5 feet to an iron pin in the line of Lot No. 3; thence due West, 56.1 feet to an iron pin corner of Lot 7; thence with the line of Lot 7, due north, 170 feet to an iron pin on Ben Street; thence with Ben Street, due East, 99.6 feet to the beginning corner.

TOGETHER WITH ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, and being a strip ten feet (10') in width and forty feet (40') in length, at the rear of the southern half of Lot No. 4, according to plat of McDaniel Heights by Dalton & Neves, Engineers, dated August, 1928, and having the following metes and bounds, to-wit:

BEGINNING AT AN IRON PIN, corner of joint rear corner of property now or formerly of Nannie M. Sitton and L. W. Price, which iron pin is 96.2 feet from the southern side of Ben Street and on the line of Lots 6 and 4, and running thence along the common line of property now or formerly of Nannie M. Sitton and L. W. Price, S. 75-31 E. 10 feet to an iron pin; running thence S. 14-29 W. 40 feet to an iron pin in the line between Lots 4 and 3; thence N. 75-31 W. 10 feet to the joint rear corner of Lots 3 and 4; running thence N. 14-20 E. 40 feet to the beginning corner. This property was conveyed by deed of Blanche F. Walker dated June 14, 1977 and recorded in deed book 1058 page 895.



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