

GREENVILLE CO. S. C.  
NOV 15 4 28 PM '72  
CLERK S. T. MACKENZIE  
BOOK 1415 PAGE 879



State of South Carolina )  
COUNTY OF GREENVILLE ) MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

NANCY LEE ARNOLD FLEMING

(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

Ten Thousand and No/100----- (\$10,000.00 )

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 One and 43/100----- (\$101.43 ) 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 15 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 Eastern side of Second Avenue (Bigby Street) in the City of Greenville, being shown and designated as Lot Numbers 6 and 7 of Block B, on a plat of Jefferson Heights, dated October 1912, prepared by William D. Neves, Engineer, and being recorded in the R. M. C. Office for Greenville County, South Carolina, Plat Book C, at Pages 34 and 35, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots 6 and 5 and running thence with the common line of said lots North 81-40 West 87.5 feet to a point at the joint rear corner of said lots; thence running on the common line of lot numbers 6 and 31 and 7 and 32 South 0-30 minutes West 51 feet to a point at the joint rear corner of Lot Numbers 7 and 8; running thence with the common line of said lots South 81-40 West 87.5 feet to a point at the joint front corner of said lots; thence running along the Eastern side of Bigby Street North 0-30 minutes West 51 feet to the POINT OF BEGINNING.

This property was acquired by the Mortgagor by deed of Earline B. Patterson dated January 12, 1972, recorded in Deed Book Volume 934, at Page 636; by deed of Eva B. Odell dated January 4, 1972, recorded in Deed Book 934, at Page 641; by deed of Edith B. Spillman dated December 27, 1971 and recorded in Deed Book Volume 934, at Page 642; and by the Will of Laura B. Robinson of record in the Probate Court for Greenville County in File 1150, Apartment 14.

Stamp area containing text: TAX 206.00, 11/21/72, and other illegible markings.

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