



State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

CAROL W. BENNETT

(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 TWENTY-THREE THOUSAND AND NO/100THS----- (\$ 23,000.00--)

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 21/100THS----- \$185.21----- 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 25----- 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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs or for any other purpose.

NOW KNOW ALL MEN, That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor 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 Mortgagor, 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, containing 3.6 acres, more or less, as shown on a plat of Property of Charles Williams prepared by Jones Engineering Service on March 6, 1977, and having the following courses and distances:

BEGINNING at a pin in the center of a County Road about two (2) miles from Augusta Road, and running thence through the Grantor's property S. 22-48 W. 468 feet to an iron pin; thence N. 74-00 W. 265.1 feet to an iron pin located across a branch; thence in a Northern direction along the branch as the line, with the traverse line being as follows: N. 5-27 W. 130.5 feet to an iron pin; N. 0-21 W. 100 feet to an iron pin; thence N. 33-00 E. 100 feet to an iron pin; N. 25-32 E. 109.5 feet to an iron pin; and N. 28-44 E. 75 feet to a pin in the center of said Road; thence along the center of the Road S. 67-12 E. 300 feet to the beginning point.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of Charles A. Williams and Helen S. Williams dated March 23, 1977, and thereafter filed on March 24, 1977, in the RMC Office for Greenville County in Deed Book 1053 at Page 335.

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