



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

GEORGE O'SHIELDS BUILDERS, INC.

(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

FORTY FOUR THOUSAND AND NO/100 ----- (\$ 44,000.00 ...)

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 thereon specified in installments of

THREE HUNDRED FIFTY FOUR AND 04/100 ----- (\$ 354.04) 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 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 to 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, on the southern side of Gail Drive and being known and designated as Lot 42 on a plat of property of Section Five, Knollwood Heights, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R at Page 91 and 92 and having, according to said plat, the following metes and bounds:

BEGINNING at the joint front corner of lots 42 and 43 on the southern edge of Gail Drive and running thence along a line of lot 43, S. 02-10-28 E., 186.80 feet to a point; thence along a line of TRACT B, S. 79-46-22 W., 118.33 feet to a point; thence along a line of lot 42, N. 00-04-58 E., 205.0 feet to a point on the southern edge of Gail Drive; thence along the curve of the southern edge of Gail Drive, the chord of which is N. 88-57-15 E., 74.36 feet to a point; thence continuing along the southern edge of Gail Drive, N. 87-49-32 E., 34.74 feet to the beginning corner.

This is the same property conveyed to the mortgagor by Deed of Carolina Land Co., Inc. recorded November 18, 1977 in Deed Book 1066 at Page 65 in the RMC Office for Greenville.

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