

Mortgagee's Mailing Address: 301 College Street, Greenville, South Carolina

1417 270

GREENVILLE CO. S.C.

NOV 3 1977

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Lucy A. Boyer

(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

-----Thirteen Thousand and No/100----- (\$ 13,000.00)

Dollars, as evidenced by Mortgagee'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 Twenty Nine and 93/100----- (\$ 129.93) 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 fifteen 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 Mortgagee 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 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

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Northwestern corner of the intersection of Stevens and Duke Streets, Greenville County, State of South Carolina, and being shown and designated as Lot No. 83, Section II, on plat of Subdivision for Dunean Mills, prepared by Pickell & Pickell, Engineers, dated the 7th day of June, 1948, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S, at Pages 173-177, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest corner of the intersection of Stevens and Duke Streets, and running thence along the Northwest side of Stevens Street, N. 64-16 W. 136.5 feet to an iron pin on the Southeast side of a 15 foot alley; thence along the Southeast side of said 15 foot alley S. 25-14 W. 81.5 feet to an iron pin at the joint rear corner of Lots 83 and 84; thence along the line of Lot 83, S. 64-16 E. 136.3 feet to an iron pin on the northwest side of Duke Street; thence along the Northwest side of Duke Street, N. 25-44 E. 81.5 feet to the BEGINNING corner.

This being the same property conveyed unto the Mortgagor herein by deed from Herbert B. Drake, Jr. and Seline D. Drake, recorded July 14, 1977, in the RMC Office for Greenville County in Deed Volume 1060 at Page 542.

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