



State of South Carolina )

COUNTY OF GREENVILLE )

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

DEE A. SMITH

(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 Sixty-Three

Thousand Seven Hundred Fifty and no/100 (\$ 63,750.00)

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 Five Hundred

Thirty Five and no/100 (\$ 535.00) 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 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 northeastern side of Laurens Road being shown as tract 2 on plat prepared by Dalton & Neves Co., dated May 16, 1977.

BEGINNING at a nail and cap, joint front corner of Tract 1 on said plat and Tract 2 of said plat being 68.45 feet from the intersection of Laurens Road and Sycamore Drive; thence running with the joint line of said tract N50-24E 124.5 feet to a nail and cap, joint rear of said lots; thence running with the rear of Laurens Road S39-33E 75.8 feet to an iron pin; thence running with the eastern side of Laurens Road S25-22W 135.6 feet to an iron pin, northeastern side of Laurens Road; thence running with the northeastern side of Laurens Road N41-17W 99.0 feet to an iron pin, thence continuing with the northeastern side of Laurens Road N37-20W 34.25 feet to a nail and cap, point and place of beginning.

This being a portion of property heretofore conveyed to Mortgagor by Sam Enterprises, a partnership with said deed being recorded in RMC Office for Greenville County in Deed Book 1014 at page 160.

GCTO ---1 NO30 77 892

3.00CI

STAMP: TAX 25.52

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