



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

EDWARD W. AND BETTY S. HILBURN

(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 Thirty-Nine Thousand Nine Hundred Fifty and no/100 (\$ 39,950.00)

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 at the rate or rates therein specified in installments of Three Hundred Fourteen and 31/100 (\$ 314.31) 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 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 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 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, lying and being on the eastern side of Crestwood Drive, adjacent to the northern boundary of Lot No. 108 as shown on a plat entitled ADDITION TO BUXTON, recorded in the RMC Office for Greenville County, South Carolina, Plat Book 4-N at page 4, and being shown on a plat prepared for Marion H. Mitchell by Freeland and Associates, dated November 30, 1977, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Crestwood DRIVE at the joint front corner of the within described property and Lot No. 108 as shown on a plat entitled Addition to Buxton, recorded in Plat Book 4-N at page 4 and running thence along the common line of the within described property and Lot No. 108, S. 68-54 E., 95.42 feet to an iron pin at the northeastern rear corner of Lot No. 108; thence continuing S. 68-54 E. 74.58 feet to an iron pin; thence N. 23-46 E., 120.0 feet to an iron pin; thence N. 68-54 W., 170.0 feet to an iron pin on the eastern side of Crestwood DRIVE; thence along the eastern side of Crestwood Drive, S. 23-46 W., 120.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagor herein by deed of Marion H. Mitchell dated November 30, 1977, and recorded in the RMC Office for Greenville County, S. C., in Book 1069 at Page 362 .

GC10 ----- 5 NOV 77 1081

0307

4328 (IV-2)