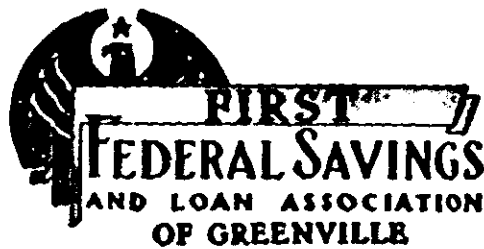


GREENVILLE OFFICE
10 5 4 22 1968
GREENVILLE

1417 717



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Martin J. Andre and Barbara A. Andre

(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 Four Thousand Six Hundred Fifty and No/100-----(\$ 24,650.00)

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 Ninety Eight and 35/100-----(\$ 198.35) 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 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

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, being shown and designated as Lot No. 10 on a plat of Windsor Park prepared by R. K. Campbell dated March 29, 1960, recorded in the REC Office for Greenville County, South Carolina in Plat Book RR, page 25 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Swinton Drive, joint front corner of Lots 10 and 11; thence with the common line, S. 59-45 W. 180 feet to an iron pin; thence turning and running with the rear of Lot 10, N. 30-15 W. 1.8 feet to an iron pin at joint rear corner of Lots 9 and 10; thence with the common line of Lots 9 and 10, N. 08-35 E. 180 feet to an iron pin on right of way of Middleton Lane; thence turning and running with the right of way of Middleton Lane and Swinton Drive, S. 81-25 E. 48 feet to an iron pin; thence continuing with right of way of said streets, the chord of which is S. 55-49 E. 64.8 feet to an iron pin; thence continuing, S. 30-15 E. 50 feet to an iron pin, point of beginning.

This being the same property conveyed to the mortgagors herein by deed of John R. Addis and Glenda M. Addis of even date to be recorded herewith.

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RECORDED
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