

ADDRESS: 301 College Street, Greenville, South Carolina 29601

1422 10/1/88



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

William H. Hensley, Jr. and Elaine G. Hensley

(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-seven Thousand Fifty and No/100-----(\$ 27,050.00 )

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 -----

Two Hundred Seventeen and 66/100----- (\$ 217.66 ) 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 Mortgagor may hereafter become indebted to the Mortgagee 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, it and before the signing 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, being and lying in the State of South Carolina, County of Greenville, shown and designated as Lot 22 Section Four, Richmond Hills Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book JJJ, at Page 81, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed unto the Mortgagor herein by deed from Donald Gene Holbrook and Judy Holbrook, of even date to be recorded herewith.

The metes and bounds description of the above described property is as follows on the plat:

BEGINNING at an iron pin on the Northwestern side of Luray Drive at the joint front corner of Lot Numbers 21, 22, and running thence with said Luray Drive, S 22-32 W 100 feet to an iron pin at the joint front corner of Lots Number 22 and 23; running thence with the common line of said lots N 60-22 W 235.4 feet to an iron pin at the joint rear corner of said lots; running thence along the common line between Lot Numbers 30 and 22 N 31-11 East 85 feet to an iron pin at the joint rear corner of Lot Numbers 21 and 22; running thence with the common line of said lot S 64-11 E, 221.2 feet to an iron pin at the joint front corner of said lots, THE POINT OF BEGINNING.

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