



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Agnes M. Nalley, Formerly Agnes M. Finley,

(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

Fourteen Thousand

(\$ 14,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not 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 Forty-Two

(\$142.00

) 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 15 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 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 lot of land in the County of Greenville, State of South Carolina, known as Lot No. 184, Section 2, of the subdivision known as Oak Crest according to Plat of C. C. Jones, dated January, 1955, and recorded in the R. M. C. Office for Greenville County in Plat Book GG at pages 130 and 131, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lynhurst Drive at the joint frong corner of Lots 184 and 185, which iron pin is situate 55 feet southeast of the curved intersection of Texas Avenue and Lynhurst Drive, and running thence along the northeastern side of Lynhurst Drive N. 60-48 W. 55 feet to an iron pin; thence continuing with said Drive at the curve of the intersection with Texas Avenue, the chord of which is N. 15-45 W. 35.4 feet to an iron pin on the southeastern side of Texas Avenue; thence with Texas Avenue N. 29-12 E. 125 feet to an iron pin at the corner of Lot No. 183; thence with said Lot 183 S. 63-18 E. 80 feet to an iron pin at the corner of Lots Nos. 183 and 185; thence along the line of Lot No. 185 W. 29-45 W. 153 feet to the point of beginning; being the same property described in a deed dated January 3, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 565, at page 536, and being the same property conveyed by Norma A. Mason and James J. Mason to the grantor herein by their deed dated May 22, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 674, at Page 224.

BEING the same property conveyed to Mrtgagor by John R. Finley on December 9, 1961, and recorded in the R. M. C. Office for Greenville County on April 23, 1962 in Deed Book 696, at Page 464.

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